

## Submissions Summary

Individual Submission	Topics
<b>Response 1</b> <ul style="list-style-type: none"> <li>- Overdevelopment</li> <li>- Noise</li> <li>- Traffic &amp; parking</li> <li>- Flooding</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Overdevelopment</u>: of suburban house block to impose resort style development</li> <li>2. <u>Noise complaints</u>: 8 outdoor pools with 24 hours pumps</li> <li>3. <u>Traffic &amp; parking</u>: inadequate parking spaces provided for residents &amp; guests</li> <li>4. <u>Flooding</u>: increasing flood hazard with more impermeable surfaces &amp; diverting water onto responders property</li> </ol>
<b>Response 2</b> <ul style="list-style-type: none"> <li>- Access &amp; parking</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Access &amp; Parking</u>: insufficient onsite parking provided &amp; more on street parking further restricts visibility and creates a hazard for exiting driveways.</li> </ol>
<b>Response 3</b> <ul style="list-style-type: none"> <li>- Traffic &amp; Access</li> <li>- Biodiversity &amp; environment</li> <li>- Offset planting</li> <li>- Landscaping</li> <li>- Flooding</li> <li>- Planning &amp; design</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Traffic &amp; Access</u>: No vehicle turn around on site, site frontage not wide enough for 28 bin collection, no disabled access or disabled carpark, standard guidelines cannot assess the steep topography of the street and curved approach to site.</li> <li>2. <u>Biodiversity &amp; environment</u>: connects Arakwal National Park to the east and Belongil Wetlands in the west, two Swamp Mahogany trees are protected on site &amp; listed on significant tree register on council DCP, Masked Lapwing Plover nesting on site and is protected.</li> <li>3. <u>Offset Planting</u>: offsetting other land does not assist destruction of this site</li> <li>4. <u>Landscaping</u>: landscaping does not contribute to biodiversity of the area</li> <li>5. <u>Flooding</u>: increased flooding affecting adjoining land, proposed bio basin will block existing council overland drainage swale.</li> <li>6. <u>Planning &amp; Design</u>: no common open space &amp; no traffic impact study, noise from 8 swimming pools &amp; pumps.</li> </ol>
<b>Response 4</b> <ul style="list-style-type: none"> <li>- Vegetation removal</li> <li>- Protected species</li> <li>- Swimming pools</li> <li>- Parking</li> <li>- Waste collection</li> <li>- Demolition</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Vegetation Removal</u>: Removed vegetation currently provides habitat for native species</li> <li>2. <u>Protected species</u>: Lapwing Plover nesting on site &amp; is protected.</li> <li>3. <u>Swimming pools</u>: 8 individual pools is too many.</li> <li>4. <u>Parking &amp; bin collection</u>: insufficient visitor parks</li> <li>5. <u>Waste collection</u>: not enough room for bin collection.</li> <li>6. <u>Demolition</u>: of existing building</li> </ol>
<b>Response 5</b> <ul style="list-style-type: none"> <li>- Traffic</li> <li>- Vegetation removal</li> <li>- Flooding</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Traffic</u>: increased traffic and making street more dangerous.</li> <li>2. <u>Vegetation Removal</u>: 18 of 37 trees to be removed have high environmental value. Planting new trees wont off set the removed trees.</li> <li>3. <u>Flooding</u>: increased flooding issues due to increase impermeable surfaces</li> </ol>
<b>Response 6</b> <ul style="list-style-type: none"> <li>- Height of buildings</li> <li>- Landscaping &amp; vegetation removal</li> <li>- Flooding</li> <li>- Parking &amp; access</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Height of buildings</u>: Byron DCP does not allow 3 storey DA in residential zones &amp; overshadowing.</li> <li>2. <u>No open greenspace &amp; vegetation removal</u>: removal of 24 trees</li> <li>3. <u>Flooding</u>: proposed 78% non-permeable surfaces will increase flooding on site.</li> <li>4. <u>Parking &amp; access</u>: 112 residents having visitors with only 4 visitor parks &amp; no on site turn around</li> </ol>
<b>Response 7</b> <ul style="list-style-type: none"> <li>- Traffic</li> <li>- Parking</li> <li>- Noise</li> <li>- Vegetation removal</li> <li>- Flooding</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Traffic</u>: increasing traffic on Patterson Street which is already a busy &amp; steep road</li> <li>2. <u>Parking</u>: inadequate parking with street parking already full.</li> <li>3. <u>Noise</u>: 8 swimming pools and outdoor areas creating unacceptable noise.</li> <li>4. <u>Vegetation removal</u>: removal of 24 trees supporting the areas biodiversity</li> <li>5. <u>Flooding</u>: increase flooding for surrounding area</li> </ol>
<b>Response 8</b> <ul style="list-style-type: none"> <li>- Traffic</li> <li>- Vegetation removal</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Traffic</u>: access to Bangalow road from Paterson Lane turning right already an issue &amp; will become more congested.</li> <li>2. <u>Vegetation removal</u>: Removal of 24 trees that support local biodiversity</li> </ol>
<b>Response 9</b> <ul style="list-style-type: none"> <li>- Traffic</li> <li>- Vegetation removal</li> <li>- Flooding</li> <li>- Sustainability</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Traffic</u>: objection to roundabout via increased traffic congestion &amp; hazards of over 55's village residents using a busy roundabout, also no traffic impact study</li> <li>2. <u>Vegetation removal</u>: Mahogany trees should be preserved, removal of 24 trees &amp; off setting plans un acceptable</li> <li>3. <u>Flooding</u>: increased flooding from impermeable surfaces &amp; bio basin would block existing council overland drainage swale.</li> <li>4. <u>Sustainability</u>: Home units are not affordable, sustainable or energy efficient whilst the site is over developed with extravagant features (8 swimming pools).</li> </ol>
<b>Response 10</b> <ul style="list-style-type: none"> <li>- Over developed site</li> <li>- Road access</li> <li>- Noise</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Over developed site</u></li> <li>2. <u>Road access</u>: dangerous and narrow road access from Paterson street</li> <li>3. <u>Noise</u>: generated from 8 pools</li> </ol>

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<ul style="list-style-type: none"> <li>- Flooding</li> <li>- Demolition</li> </ul>	<ol style="list-style-type: none"> <li>4. <u>Flooding</u>: Previous development for additional house was refused due to site being flood land &amp; narrow driveway entrance.</li> <li>5. <u>Demolition</u>: of existing dwelling</li> </ol>
<b>Response 11</b> <ul style="list-style-type: none"> <li>- Over developed site</li> <li>- Vegetation removal</li> <li>- Traffic &amp; parking</li> <li>- flooding</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Over developed site</u>: 8 pools creating noise (with 24 hours pumps),</li> <li>2. <u>Vegetation removal</u>: removal of 24 trees which support local ecosystem</li> <li>3. <u>Traffic &amp; parking</u>: visitor parking spaces are inadequate</li> <li>4. <u>Flooding</u>: proposed bio basin will block existing council overland swale and divert water to adjoining properties &amp; DA does not consider climate change impacts.</li> </ol>
<b>Response 12</b> <ul style="list-style-type: none"> <li>- Traffic access</li> <li>- Biodiversity &amp; environment</li> <li>- Offset planting</li> <li>- Landscaping</li> <li>- Flooding</li> <li>- Planning &amp; design</li> <li>- Statutory compliance</li> <li>- Demolition</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Traffic Access</u>: insufficient space for 28 garbage bin collection creating hazards, insufficient visitor parks with no disabled parks, disability access to and within the site not in accordance with Disability Discrimination act, AS1428.1 and council DCP 2014.</li> <li>2. <u>Biodiversity &amp; environment</u>: site is a link between Arakwal National Park and Belongil Wetlands. 2x Swamp Mahogany trees are protected on site whilst the nesting Masked Lapwing Plovers on site are protected under the Nature Conservation Act 2002 &amp; Wildlife Regulations 1999.</li> <li>3. <u>Offset planting</u>: unacceptable offset planting</li> <li>4. <u>Landscaping</u>: 15 new trees proposed do not contribute to the significant biodiversity of the area</li> <li>5. <u>Flooding</u>: proposed fill on site will cause excessive flooding on adjoining sites, flood study does not consider climate change, bio basin will block existing council overland drainage.</li> <li>6. <u>Planning &amp; design</u>: no common open space, no traffic impact study, design is not site sensitive, not compatible with surrounding Byron area.</li> <li>7. <u>Statutory compliance</u>: Does not comply with Biodiversity Conservation Act 2016 or Environmental Planning and Assessment Act 1979 (relating to biodiversity loss). Also tourist and visitor accommodation is prohibited within R2 zoning.</li> <li>8. <u>Demolition</u>: to demolition existing house for the replacement of this development does not make economic sense.</li> </ol>
<b>Response 13</b> <ul style="list-style-type: none"> <li>- Land ownership</li> <li>- Offset planting</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Land ownership</u>: The proposal includes part of Cape Byron Estate property without permission /without owners consent the DA is not valid.</li> <li>2. <u>Offset planting</u>: council cannot use publicly owned land to offset biodiversity loss</li> </ol>
<b>Response 14</b> <ul style="list-style-type: none"> <li>- Flooding</li> <li>- Drainage</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Flooding</u>: Proposed bio basin will block existing drainage.</li> <li>2. <u>Land ownership</u>: The drainage easement was granted for Cape Byron Estate Property and no permission is granted to use any part of this easement for this proposed development.</li> </ol>
<b>Response 15</b> <ul style="list-style-type: none"> <li>- Flooding</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Flooding</u>: less trees &amp; more impermeable surfaces increases flooding for the area.</li> </ol>
<b>Response 16</b> <ul style="list-style-type: none"> <li>- Social amenity</li> <li>- Parking &amp; traffic</li> <li>- Vegetation removal</li> <li>- Flooding</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Social amenity</u>: 8 outdoor pools creating noise impacts</li> <li>2. <u>Parking &amp; traffic</u>: insufficient visitor parking &amp; busy existing road</li> <li>3. <u>Vegetation</u>: removal of 24 trees supporting local biodiversity</li> <li>4. <u>Flooding</u>: inadequate flooding mitigation</li> </ol>
<b>Response 17 (petition)</b> <ul style="list-style-type: none"> <li>- Land ownership</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Land ownership</u>: responder obtains a stormwater drainage easement over the property for 1 in 100</li> </ol>
<b>Response 18</b> <ul style="list-style-type: none"> <li>- Access &amp; parking</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Access &amp; parking</u>: insufficient resident &amp; visitor parking</li> </ol>
<b>Response 19</b> <ul style="list-style-type: none"> <li>- Parking</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Parking</u>: inadequate parking for guest sand residents</li> </ol>
<b>Response 20</b> <ul style="list-style-type: none"> <li>- Parking &amp; traffic</li> <li>- Housing types</li> <li>- Sustainability</li> <li>- Social amenity</li> <li>- privacy</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Parking &amp; traffic</u>: insufficient parking and traffic congestion from difficulty entering and exiting site</li> <li>2. <u>Housing types</u>: mixed density housing to cater for the community would be more beneficial</li> <li>3. <u>Sustainability</u>: site should have solar panels and water tanks</li> <li>4. <u>Social amenity</u>: propose a communal pool not 8 individual pools</li> <li>5. <u>Privacy</u>: lack of privacy from rooftop terraces.</li> </ol>
<b>Response 21</b> <ul style="list-style-type: none"> <li>- Traffic</li> <li>- Site access</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Traffic</u>: increased levels of traffic on an already busy road</li> <li>2. <u>Site access</u>: reversing out onto Patterson street increases levels of danger.</li> </ol>

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<b>Response 22</b> - Access & parking	1. <u>Access &amp; parking</u> : inadequate provision of parks for residents and visitors resulting in more demand on street parking
<b>Response 23</b> - Flooding & stormwater	1. <u>Flooding &amp; stormwater</u> : high density development will negatively impact adjoining sites during flooding events causing damage to properties as stormwater infrastructure becomes not capable mitigating flood impacts
<b>Response 24</b> - Overdevelopment	1. <u>Overdevelopment</u> : not consistent with surrounding locality.
<b>Response 25</b> - Drainage & stormwater runoff - Traffic	1. <u>Drainage &amp; stormwater runoff</u> : existing drainage is 30 years old & already causing flood damage 2. <u>Traffic</u> : issues entering the site due to Paterson Street being congested.
<b>Response 26</b> - Parking - Noise - Offset planting	1. <u>Parking</u> : insufficient parking 2. <u>Noise</u> : created from 8 swimming pools and rooftop entertainment 3. <u>Offset planting</u> : compensatory planting of 103 trees is not acceptable
<b>Response 27</b> - Demolition - Flooding - Privacy - Site access - Parking - Waste collection - Sustainability - Offset planting	1. <u>Demolition</u> : unreasonable demolition of a 3 year old building 2. <u>Flooding</u> : 78% impermeable surfaces on site eliminates most greenspace on site & enhances flooding 3. <u>Privacy</u> : overshadowing & rooftop areas breaching privacy of adjoining lands 4. <u>Site access</u> : no on-site turning facilities 5. <u>Parking</u> : insufficient parking spaces 6. <u>Waste collection</u> : plan shows 21 bins when 42 bins are required 7. <u>Sustainability</u> : no solar proposed 8. <u>Offset planting</u> : should not be allowed to take over community facilities to plant off set trees
<b>Response 28</b> - Vegetation removal - Site access - Parking	1. <u>Vegetation removal</u> : removal of too many trees 2. <u>Site access</u> : width of driveway is not sufficient 3. <u>Parking</u> : insufficient parking spaces causing more street parking & congestion
<b>Response 29</b> - Overdevelopment - Parking - Social amenity - Offset planting - Flooding	1. <u>Overdevelopment</u> : out of character for Byron & excessive number of units appropriate for the site 2. <u>Parking</u> : lack of visitor parking 3. <u>Social amenity</u> : 8 pools is unacceptable design 4. <u>Offset planting</u> : public reserve is not suitable to facilitate offset planting of trees 5. <u>Flooding</u> : inadequate drainage system proposed
<b>Response 30</b> - Overdevelopment - Floor space ratio - Sustainability - Social amenity - Privacy - Parking - Offset planting	1. <u>Overdevelopment</u> : overdevelopment for site containing 2. <u>Floor Space Ratio</u> : FSR calculated using an outdated definition 3. <u>Sustainability</u> : no rainwater re-use on site 4. <u>Social amenity</u> : provision of 8 swimming pools is not targeted at affordable housing 5. <u>Privacy</u> : overshadowing for adjoining lots 6. <u>Parking</u> : insufficient parking 7. <u>Offset planting</u> : should not use open space of public park to facilitate tree planting
<b>Response 31</b> - Overdevelopment - Vegetation removal - Privacy - Noise - Sustainability - Waste management - Site access & parking - Flooding	1. <u>Overdevelopment</u> : unsuitable characteristics to the area 2. <u>Vegetation removal</u> : destroy habitats for local animals 3. <u>Privacy</u> : overshadowing and breaching levels of privacy for adjoining lots 4. <u>Noise</u> : roof terraces generating excessive noise 5. <u>Sustainable</u> : No solar & minimal sustainable initiatives 6. <u>Waste management</u> : plan indicates 21 bins yet requires 42 bins 7. <u>Site access &amp; parking</u> : insufficient parking spaces and no potential to turn around on site 8. <u>Flooding</u> : increased impermeable surfaces will increase flooding for the site, which is already an issue
<b>Response 32</b> - Privacy & overshadowing - Parking - Waste collection - Flooding - Offset planting	1. <u>Privacy &amp; overshadowing</u> : invades privacy of adjoining sites 2. <u>Parking</u> : insufficient parking provided for 14 townhouses 3. <u>Waste collection</u> : not adequate space for waste collection 4. <u>Flooding</u> : increased impermeable surfaces will create more flooding 5. <u>Offset planting</u> : small green space proposed for offset planting is not large enough and is currently heavily used by members of the public.
<b>Response 33</b> - Overdevelopment	1. <u>Overdevelopment</u> : demolition of 3-year-old house and replacement with 14 townhouses & 8 swimming pools

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<ul style="list-style-type: none"> <li>- Sustainability</li> <li>- Waste collection</li> <li>- Offset planting</li> <li>- Privacy &amp; overshadowing</li> <li>- Parking &amp; site access</li> </ul>	<ol style="list-style-type: none"> <li>2. <u>Sustainability</u>: no use of solar or rainwater on site</li> <li>3. <u>Waste collection</u>: insufficient space for bin collection</li> <li>4. <u>Offset planting</u>: Shelley Drive is not a suitable location to host offset planting. Greenspace is heavily used by community members.</li> <li>5. <u>Privacy &amp; shadowing</u>: shadow impacts for adjoining properties &amp; 9m terraces overlooking boundary fences</li> <li>6. <u>Parking &amp; site access</u>: insufficient parking spaces and currently extremely busy tight street. More parking on street creates hazards.</li> </ol>
<b>Response 34</b> <ul style="list-style-type: none"> <li>- Previous DA refusal</li> <li>- Site access</li> <li>- Parking</li> <li>- Garbage collection</li> <li>- Flooding</li> <li>- Privacy &amp; overshadowing</li> <li>- Offset planting</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Previous DA refusal</u>: previous subdivision refusal on site for 3 lot subdivision due to proposed tree removal (DA 10.2016.632.1 – refusal date 05/05/2017).</li> <li>2. <u>Site access</u>: driveway is too close to Shelley Drive creating hazards</li> <li>3. <u>Parking</u>: insufficient parking creating overspill onto street parking</li> <li>4. <u>Garbage collection</u>: overcrowding for bin collection and limits car parking</li> <li>5. <u>Flooding</u>: current re-occurring flooding issue on site</li> <li>6. <u>Privacy &amp; overshadowing</u>: privacy breaching for adjoining lots with overshadowing</li> <li>7. <u>Offset planting</u>: Shelley Drive Reserve is not an appropriate location. Currently heavily used as a park for members of the public</li> </ol>
<b>Response 35</b> <ul style="list-style-type: none"> <li>- Overdevelopment</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Overdevelopment</u>: size and nature of proposal does not suite surrounding residential area</li> </ol>
<b>Response 36</b> <ul style="list-style-type: none"> <li>- Overdevelopment</li> <li>- Traffic</li> <li>- Flooding</li> <li>- Offset planting</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Overdevelopment</u> – minimal information provided</li> <li>2. <u>Traffic</u></li> <li>3. <u>Flooding</u></li> <li>4. <u>Offset planting</u></li> </ol>
<b>Response 37</b> <ul style="list-style-type: none"> <li>- Offset planting</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Offset planting</u>: Shelley Drive reserve is not a suitable location. This park is heavily used for a common open greenspace for the public.</li> </ol>
<b>Response 38</b> <ul style="list-style-type: none"> <li>- Overdevelopment</li> <li>- Flooding</li> <li>- Privacy</li> <li>- Noise</li> <li>- Parking</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Overdevelopment</u> of the site</li> <li>2. <u>Flooding</u>: impacts of landfill will significantly impact water runoff on to adjoining sites causing damage</li> <li>3. <u>Privacy</u>: 3 story dwellings looking into adjoining property</li> <li>4. <u>Noise</u>: extra noise generated from 8 pools in close proximity to adjoining property's</li> <li>5. <u>Parking</u>: limited on street parking</li> </ol>
<b>Response 39</b> <ul style="list-style-type: none"> <li>- Noise</li> <li>- Increased traffic</li> <li>- Overdevelopment</li> <li>- Offset planting</li> </ul>	<p>Minimal information</p> <ol style="list-style-type: none"> <li>1. <u>Noise</u></li> <li>2. <u>Increased traffic</u></li> <li>3. <u>Overdevelopment</u></li> <li>4. <u>Offset planting</u>: using public area to offset trees</li> </ol>
<b>Response 40</b> <ul style="list-style-type: none"> <li>- Overdevelopment</li> <li>- Vegetation removal</li> <li>- Privacy &amp; overshadowing</li> <li>- Noise</li> <li>- Sustainability</li> <li>- Garbage collection</li> <li>- Access &amp; parking</li> <li>- Offset planting</li> <li>- flooding</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Overdevelopment</u>: housing density on site is too dense</li> <li>2. <u>Vegetation removal</u>: vegetation removal of 24 well established trees</li> <li>3. <u>Privacy &amp; overshadowing</u>: building height of 3 stories affecting adjoining lands with blocking sunlight and privacy</li> <li>4. <u>Noise</u>: roof terraces and pools creating high levels of noise</li> <li>5. <u>Sustainability</u>: no solar or sustainable initiatives which questions energy footprint</li> <li>6. <u>Garbage collection</u>: plans showcase collection for 21 bins when 14 townhouses require 42 bins</li> <li>7. <u>Access &amp; parking</u>: no turning facilities on site for vehicles and insufficient parking spaces provided for residents and guests</li> <li>8. <u>Offset planting</u>: offset location is heavily used by members of the public as open greenspace and does not have enough room to facilitate the planting of 108 trees.</li> <li>9. <u>Flooding</u>: increasing impermeable surfaces will add to current flooding issues.</li> </ol>
<b>Response 41</b> <ul style="list-style-type: none"> <li>- Vegetation removal</li> <li>- Sustainability</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Vegetation removal</u>: destruction of 150-year-old trees</li> <li>2. <u>Sustainability</u>: water and energy consumption for pool maintenance</li> </ol>
<b>Response 42</b> <ul style="list-style-type: none"> <li>- Parking</li> <li>- Traffic issues</li> <li>- Noise</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Parking</u>: inadequate parking for residents and visitors</li> <li>2. <u>Traffic issues</u>: steep and busy street with poor site access will create traffic congestion</li> <li>3. <u>Noise</u>: impacts from the pools hosting pool parties</li> </ol>
<b>Response 43</b> <ul style="list-style-type: none"> <li>- General question</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>General question</u>: will any council funding be spent on upgrading Shelley Drive Park.</li> </ol>