Mr Patrick and Mrs Susan Walsh

20 Short Street

Brunswick Heads NSW 2483

(H) 02 6685 1933

28th June 2019

The General Manager

Byron Shire Council

PO Box 219

Mullumbimby NSW 2482

Dear Sir/Madam

RE: Objection to D.A. 10.2019.301.1 for 16 Short Street Brunswick Heads NSW 2483

I/We totally agree with all the points set out in accompanying letter .

Plans indicate dwellings are more of a Commercial nature than Residental .

Parking is currently a problem in Galleon Lane and extra parking and traffic flow generated by Dwelling 2 will have an adverse effect on the surrounding residents and the infrastructures.

We would appreciate you taking the time to read these letters of objection.

Sincerely

Mr Patrick Walsh Pat Walsh

Mrs Susan Walsh

S. Walsh

MR. PATRICK WALSH
MRS SUSAN WALSH
20 SHORT STREET
BRUNSWICK HEADS
02 66 851933.

26th June 2019

The General Manager
Byron Shire Council
PO Box 219
Mullumbimby NSW 2482

Dear Sir/Madam,

RE: Objection to D.A. 10.2019.301.1 – Demolition of existing Dwelling House and Construction of Two (2) New Dwellings and Two (2) Swimming Pools to create Dual Occupancy (Detached).

I am writing this letter in objection to the proposed D.A. 10.201.301.1 for 16 Short Street Brunswick Heads NSW 2483.

In support of this objection to the D.A. I would like to bring to your attention the following points that I believe impact not only on my home but on the other homes in the vicinity:

- ***Design of dwelling***
  - The plans of the dwelling show a two (2) five (5) bedroom dwellings.
  - Each of the bedrooms have their own ensuites which is highly unusual for a normal single household dwelling.
  - There is both a Kitchen and a Laundry Room on both the ground floor and the first floor.
  - No design of a family house has two kitchens and laundries unless there is a future intent to have other residents staying apart from the family.
  - This definitely indicates that this will be more than a single residence.

NOTE: ***This indicates to me that this is not a dwelling designed for a single family environment but designed as a rental or "Back-Packer" style accommodation which is not in style with the other housing in the areas.***

- ***Zoning of the Area***
  - There have been a number of proposals for buildings over the years and the question of zoning has come to light in each of them.
  - West of Tweed Street has always been zoned as "Residential".
  - East of Tweed Street has always been zoned as "Residential/Commercial".
  - The type of dwelling proposed is not in line with what it is zoned for.
  - The owner may say that it is a "Residential Dwelling", but the plans of the house clearly show that there is an alternative use of the premises.

- ***Loss of light or overshadowing.***
  - The proposed premises is a two storey dwelling and believe that it is in close proximity to the boundary line for its size. I believe that this dwelling would impact on casting a shadow over my own dwelling.
  - From the documents lodged with the application there does not appear to be an elevation drawing showing the exact level of shadow that will be cast.

- ***Decrease of Natural Sea Breeze***
  - The two dwellings appear to encompass well over 90% of the land size It stands to reason that there will be a significant decrease of natural breeze through my property.

- ***Overlooking/loss of privacy***
  - Being two (2) dwellings on the same block both also being two storeys in height it also shows that it extends the entire length of the block of land which means that that all privacy on my block of land (No 18) is compromised.

- ***Visual amenity (but not loss of private view)***
  - The other houses in the area are of the era of holiday homes and retirement homes. This house does not fit in with the ambient or characteristics of the area.

- ***Adequacy of parking***
  - With the format of two (2) dwellings with five (5) bedrooms each would indicated there would be the possibilities of ten (10) couples staying at the dwellings.
  - The logistics of ten (10) vehicles parking on the property is impossible.
  - The reality is that eight (8) vehicles would have to park on the street which would impact on the neighbouring residences.

- ***Traffic generation- Noise and disturbance resulting from use***
  - The extra traffic generated in the area would impact on the peace and tranquillity of the general area.

- ***Hazardous materials / smells***
  - With the probability of up to ten couples staying at the dwellings, this raises the issue of garbage.
  - The amount of garbage generated by ten (10) couples on a single property would totally overflow the general rubbish collection allowed for this property.
  - The overflow of garbage from the provided council bins would produce obnoxious garbage smells and the possibilities of hazardous material.

- ***Loss of trees***
  - Apart from the established flora on the property there are several fully matures pine trees – 20 metres plus at the Galleon Lane end.
  - The loss of these magnificent trees would totally impact on the visual ambiance of the surrounding area.
  - Does the loss of these magnificent trees fit in with the policy of Byron Bay's Green Policy of retaining significant trees.

- ***Landscaping***
  - From the plans supplied there appears to be no landscaping.
  - The area taken up by the dwellings on the land (over 90%), shows that there is minimal landscaping or replacement of lost trees.

- ***Effect on listed building and conservation area***
  - The introduction of this type of housing totally impacts on the listings and the effects associated to all residents who have lived here for their entire lifetime.

I trust that you take the time to read my objection to this Development Application and have an understanding of how it will impact not only on my premises but on the neighbourhood in general.

If the owners want to have a property that accommodates to multiple people rental style or "Back-Packer" style accommodation then this type of building should be erected towards the centre of the town and not in the quite residential area of beautiful Brunswick Heads.

I thank you for your time and look forward to a favourable response.

Sincerely

Pat Walsh.

MR PATRICK WALSH

MRS SUSAN WALSH.

S. Walsh

Allan Gibson
20 Teven st,
Brunswick heads, 2483
Ph 02 66851769

DA number 10.2019.301.1

D.A FOR 16 SHORT STREET

The development application that is currently before council for 16 Short St., along with the so called proposals is nothing short of absolutely ludicrous. The kind of development that has been proposed in this D.A. is really only suitable for a large town or city and not a quiet back street with residents over 90 years old that have been here for over 40 years, I personally have been here since 1981 and would be horrified to see this kind of development in this tiny street, it will set a precedent for the type of developments we are allowing to exist in our precious town. I have seen firsthand how this affects the surrounding area, living two houses down from the Gym (original squash courts) on Teven St. You have only to be present on a Monday or Thursday evening to see the large numbers of cars that park in Teven Street, some of whom park quite illegally on the corner of Byron Street, parking less than the legal limit from the corner, often parking over driveways and taking up residents' parking and they don't care how or where they park because it is not policed. If this kind of thing is happening now in Teven Street, can you imagine the scene if twenty or so people parked their cars outside number 16 Short Street plus extra cars coming and going from the people who might be visiting these as it will be a 'hip' place to be with pools and pool tables and bars and alfresco areas.

Brunswick Heads is a quiet little seaside town which has developed into a tourist destination that meets the needs of holiday families with children because of the river along with the ocean. With a laid back type of lifestyle it is designed to meet the needs of retirees as well, where they are able to reside permanently in their latter years. It has never been nor will it ever be designed for the type of development that is being proposed here which although being disguised as a 'residential' development, is clearly set up with commercial intentions. The height and distance from boundary proposal and the numbers of people that these buildings will accommodate are only designed for big commercial cities. No builder should try to flaunt the law by trying to construct any building that is taller than what the regulations allow or take up more of the boundary area than permitted. This quiet residential street is only going to be crucified by the noise pollution and the bedlam if there is loud music and people

partying in the alfresco area if this guy gets his way. Most dwellings in Brunswick are single storey with a few that have been constructed with garages on ground level and the living area upstairs. What has been submitted is nothing short of a smoke screen in a grab for money and the plans are totally unclear, misleading and design to make a high cash return in a minimum amount of time. The developers couldn't care less about the people who are living here or their future as well and you can see from his website he is only interested in exploiting a situation to his financial favour.

This development is in no way compatible with the character of Brunswick Heads. Council should reject it outright because of the building height and size proposed and the number of unclear factors as well. The bulk & scale will never fall in line with the current streetscape. Leave this town and the people who live here to enjoy the fresh air and the happy friendly atmosphere that they are currently experiencing with their friends and supportive, harmonious neighbours.

Thank you for representing our local community by denying this Development Application which does not fit within the streetscape or nature of the area.

Regards,

Allan Gibson

FRANKS MARKS

8/9 Teven st

Brunswick heads, 2483

0266851392

8/7/2019

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council,

I live across the road from the proposed building site and I can't understand how someone could even propose such a monstrosity in our tiny, quiet street. The proposed development is a disgrace to the family friendly atmosphere and small seaside village feel of our little town.

It will be an assault on the street scape and the excessive size makes it an ill fit for these quiet back streets. The noise generated from so many people coming and going from the block will be horrific and impossible to live with. It will be incredibly disturbing for all of us long-term residents who have made this our forever home and plan to spend the rest of our quiet days here. I have been a local resident to Brunswick heads for 51 years and I would be devastated to see this type of development take over.

The developer must be kidding by proposing that Council should waive the Height Plane and distance from the boundary requirements. This request should be outright refused. The proposal is misleading and designed to exploit the siuation. Through research we have discovered that he will also have to remove the big old pines on the back boundary of the block which are directly across the road from me and have been here for as long as I have. This type of development is something that would fit in a highly developed commercial zone that can host such an extravagant complex.

Such a proposal would create a catastrophe for the parking situation, on Short st, Galleon lane and surrounding streets. The proposal does not accommodate parking for such a high volume of visitors and residents. It will affect the local residents by taking up their car spaces as it has already done on Teven st with the development of the Gym.

Overall, I believe the proposed building will affect the appeal, feel, look, ambience and environment and we should be putting a stop to any developments of this nature and set a standard when it comes to what we allow to take over our quiet town.

Regards,

FRANK MARKS

Frank Marks

HELEN REGINA HAYES

17 Short st,

Brunswick heads, 2483

0266851780

8/7/2019

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council,

The Development is in NO WAY compatible with the laid-back, family friendly feel of our little local area. I live directly across the road from the proposal site and I cannot believe that this development is even being considered. It will be invasive on the street scape and the excessive size leads itself to being extremely disruptive to the look, feel and culture of the area. Short street and the surrounding roads are small, quiet back streets that are home to many elderly residents and families that have been here for up to 40 years. The proposed dwellings will take up almost the whole block, beyond the allowed distance from boundary and exceeding height regulations, leaving little space for greenery and generally acting as an eyesore for our pretty little street. There should be no exception made in this case to grant leniency around the building height plane or distance from boundary. This request should be denied outright and the notion should not be entertained any further. It also appears that although the out-of-town developer has only requested the removal of two trees in order to proceed with the developments, calculations and common sense say that all the huge old Hoop Pines on the Galleon side of the property will have to be removed as well if this proposal is approved. Those trees have been there for around 50 years and it would be so sad to see them be cut down thanks to a developer who couldn't care less about he affects the environment or culture of this town. The developer's only concerns are for his financial gain, reputation and property portfolio and he has openly expressed his intentions to this nature.

A development of this size would completely destroy the feel and ambience of our small, quiet street. The design lends itself to a rowdy, party-house development with noisy alfresco dining areas, pools and pool table rooms. It will create congestion on our streets and create issues around parking as the number of cars required to service 2 building of this size is not accommodated for in the plans, nor does Short street have the capacity to host so many vehicles. It will affect local residents' parking and is a safety risk to the number of young children and pets we have on our street. No matter what the developer says about it being an application for a 'residence' this is clearly not his intention long term and we shouldn't let multi-millionaire developers take advantage and exploit our local are purely for his own financial gain. To have a bathroom in every bedroom plus 2 powder rooms and with a company name like 'Short st Long stay' it is easy to assume that this will be set up with a commercial focus for visitors to the area. If we let him get away with his plans it will lead to many more of his clients and developers with a similar intention so come and completely change the culture of our life-long home.

Regards, Regina Hayes

Helen Regina Hayes

From: no-reply-da-tracking@byron.nsw.gov.au
To: submissions
Subject: 10.2019.301.1_Submission and Acknowledgement_Oppose_bpeachey88@gmail.com - Brian Peachey
Date: Saturday, 6 July 2019 11:44:52 AM

Description: Demolition of existing Dwelling House and Construction of Two (2) New Dwellings and Two (2) Swimming Pools to create Dual Occupancy (Detached)

Properties: 16 Short St, Brunswick Heads 2483 NSW (LOT: 4 SEC: 25 DP: 758171)

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 Luke Munro of Council's Planning and Environment Department on 02 6626 7000.

Summary of Submission details.

Name: Brian Peachey
Address: 9 Booyun Street Brunswick Heads
Phone: 0447003727
EMail: bpeachey88@gmail.com
Submission: Oppose
Grounds For Objection or Support: The large building is for large number of short term holiday makers in a quiet residential street. The amount of car spaces would not be enough to cater for the amount of people expected to stay there. It has already been shown in Byron Bay that these larger scale holiday rentals are not good for the residents.

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

From: no-reply-da-tracking@byron.nsw.gov.au
To: submissions
Subject: 10.2019.301.1_Submission and Acknowledgement_Oppose_brookeshyland@gmail.com - Brooke Hyland
Date: Friday, 5 July 2019 11:08:18 AM

Description: Demolition of existing Dwelling House and Construction of Two (2) New Dwellings and Two (2) Swimming Pools to create Dual Occupancy (Detached)

Properties: 16 Short St, Brunswick Heads 2483 NSW (LOT: 4 SEC: 25 DP: 758171)

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 Luke Munro of Council's Planning and Environment Department on 02 6626 7000.

Summary of Submission details.

Name: Brooke Hyland
Address: PO Box 100 Brunswick Heads NSW 2483
Phone:
EMail: brookeshyland@gmail.com
Submission: Oppose
Grounds For Objection or Support: 1. Concerns about the intention of use of the property. With 10 bedrooms and 10 bathrooms, a bar, billiard room and pool this appears to have commercial intentions as a boarding house/airbnb/backpackers style accommodation. Short Street has residential zoning, not commercial zoning. It is a quiet neighbourhood zone of Brunswick Heads that does not need the potential of short term holiday makers making a negative impact on the permanent residents of the surrounding streets/laneway. Negative in terms of noise, car parking, environmental impact on use of extra sewerage (10 bathrooms!), waste, road use, the privacy and shadowing of neighbouring properties. 2. Extra cars that will be using Short Street, Byron Street and Galleon Lane with the proposed large numbers of occupants. The condition of these roads is disgraceful with numerous large pot holes and uneven dangerous surfaces. The increased number of people regularly using these roads will only exacerbate the problem. The allowance of only 2 off street car parking spaces per house is not adequate for the number of bedrooms. The increased use of the narrow Galleon Lane will cause issues with traffic management and safety of pedestrians. 3. Allowing this development to proceed will set a new precedent for future development. The applicant does not comply with the building height limit, set back meterage limitations from the street/lane. I would question the amount of green space provided compared to each building size. Viewing the DA the applicant does not show both buildings on the same plan to show how little open space there is. Other developments in Brunswick Heads have had to comply to the building development rules and this Application should not be an exception.

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

From: no-reply-da-tracking@byron.nsw.gov.au
To: submissions
Subject: 10.2019.301.1_Submission and Acknowledgement_Oppose_brunz2483@gmail.com - Janice Dutton
Date: Friday, 5 July 2019 9:11:14 AM

Description: Demolition of existing Dwelling House and Construction of Two (2) New Dwellings and Two (2) Swimming Pools to create Dual Occupancy (Detached)

Properties: 16 Short St, Brunswick Heads 2483 NSW (LOT: 4 SEC: 25 DP: 758171)

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 Luke Munro of Council's Planning and Environment Department on 02 6626 7000.

Summary of Submission details.

Name: Janice Dutton
Address: 12 Nana
Phone: +61421932219
EMail: brunz2483@gmail.com
Submission: Oppose
Grounds For Objection or Support: Why would anyone, but a developer of this type, build "homes" with 10 bedrooms side by side on this scale. Has Sasha asked for something so grotesque so he can scale down at a later stage and say I have changed for the town and get what he really wants? Is this how the game is played at a towns expense? This little town doesn't need this type of development, it's totally out of character and not in the CBD of the town. I hope we can keep "normal" homes not establishments in our town. Don't allow this to set a precedent. Sincerely Yours Janice Dutton

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

Submission for DA 10.2019.301.1 16 Short St Brunswick Heads

I have strong objections to the proposed demolition & development of the land parcel at 16 Short St Brunswick Heads.

The opportunity to research all aspects of this DA to make an informed submission, rather than one based on assumptions, has been difficult. In the midst of changing NSW legislation in regard to "affordable housing", Medium Density housing, Tourism strategies, new concepts, such as Manor Houses (see NSW Planning Portal) with transitional policies, it is not clear where this DA sits in relation to changing legislation.to give accurate & detailed information in a resident's submission. I trust that BSC & its Councillors will scrutinise all aspects of this DA as it currently stands which also appears to have a level of haste, as the block was sold in January 2019.

There has not been enough time allowed for thorough community consultation given that the resident's Association (Brunswick Heads Progress Association) meets once a month, on the first of the month.

These objections are based on:

- the **magnitude** of these proposed twin "family residences" in a quiet, low density residential street close to wetlands;
- the **purpose** of these proposed "family residences", as each have 5 bedrooms with separate en-suites plus an additional powder rooms & huge living & entertainment (billiard room, wet bar) under the heading "Long Term Stay" ;
- the **setbacks** of each "family residence" regarding solar access, shadow & noise for adjoining residences, particularly noise from the use of 2 swimming pools 7x 2.5 metres;
- the use of **Galleon Lane**, in its current condition as a site access & main access/exit for Residence 2 together with the removal of one of 4 iconic hoop pines & other small tree; Images attached of Tweed St & Byron Street ends, of commercial business on the lane, trees & state of lane. There is no width in this lane to have parking as seen in these images, so I also assume there will be visitors parking on Short St using access from Short St through gate in the fence to be erected across the block.
- the **traffic management** of residential vehicles, commercial & construction traffic in a narrow laneway that has increasing erosion & few sealed drains;
- the use of a Brisbane building company, Ardent, through an interstate developer/owner when the community has been discussing different employment & land strategies for "**affordable housing**" & "**character**" in the shire.

Rather than make too many assumptions about this DA & its purpose, and because I am hoping that an extension will be given for submissions, I will wait for verification of a date and expand on points above.

Image 1 – Byron Street end of Galleon Lane – Site is on the left opposite trucks where a new "affordable"/granny flat has been built.

Image 2 - Galleon Lane access to Residence 2 & trees to be removed

There are 3 more stately Hoop pines in a line along Galleon Lane.

Image 3 – Entry to Galleon Lane art Byron St end. This lane needs to be made one way as residents already have issues getting though, particularly in eroded area but also because of vehicles at Smash Repair business.

Next - I**mage 5** – the commercial business & state of Galleon lane looking towards Tweed St exit.

The width is extremely narrow in Galleon lane. The drains are not covered & the sides are deep, often covered in weeds & eroding fast.

Image 6 – The drains or lack of!

The building site is on the right behind the car.

From:	Amanda Bannatyne
To:	submissions
Subject:	DA # 10.2019.301.1
Date:	Thursday, 4 July 2019 4:18:27 PM

Amanda Bannatyne
10 Main Arm Rd
Mullumbimby NSW
2482

amandabannatyne@bigpond.com

0429372003

4/7/19

RE: Objection to DA #10.2019.301.1
Developer: Sasha Hopkins, CEO of Short St Long Stay PTY LTD
Development site: 16 Short St Brunswick Heads

To whom it may concern,

I am writing to make a submission against DA#10.2019.301.1 at 16 Short St Brunswick Heads.

I am a long-term resident of Mullumbimby who has been spending time in Brunswick Heads for 35+ years.

I fail to see how a development such as this is compatible with the character of Brunswick Heads. The Byron Shire DCP states that a development shall "maintain and enhance the low-key, family-friendly, coastal village character, streetscape and scale of Brunswick Heads".

I have already witnessed the construction of several dwellings in Brunswick Heads in recent years which I feel are of questionable compatibility with the existing character of the town. This proposed development also seems at odds with the style and scale of the surrounding streetscapes.

The developer has entered a request to exceed Building Height Plane Restrictions, and I do not think this should be granted. 10 queen bedrooms and 10 bathrooms and 2 swimming pools does not sound like a residential dwelling to me. The building envelope leaves limited room for amenity for nearby neighbours and barely any boundary room for buffering of gardens, etc. 2 garage spaces for potentially at least 10 cars will only put further traffic and parking pressure on surrounding residents.

Byron Shire has a growing issue with limited long-term rental availability, affecting all demographics in our community including older single women and young families. Short term holiday rental and Air BnB being promoted in developments such as this will only exascerbate this social problem. There are many residents nearby who are elderly and their amenity will be severely compromised with noise from multiple groups holidaying and using pools, partying, etc.

Brunswick Heads is a jewel in the crown that is Byron Shire. It is unique in that the residents and business owners recognise the desirability of a village championing "simple

pleasures". Allowing developers to exceed building envelopes and pack people into properties for short-term gain will eventually eat away at the character of Brunswick Heads.

I urge you to please reject this DA in it's current state. If this were truly a "residence" it way exceeds the requirements of all but a very small minority of families who would potentially be purchasing or renting these properties. It smells like a trojan horse for short term, AirBnB style accommodation to this long-term local.

Regards,

Amanda Bannatyne

From: Anatelyah Harari
To: submissions
Subject: DA No 10.2019.301.1
Date: Monday, 8 July 2019 11:37:30 AM

ANAT HARARI

9 Wirruna Ave Ocean Shores

hararianat@hotmail.com

0401959281

8.7.2019

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**
Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Reading about this development I'm left wondering how this fit in with the character and ambience of Brunswick and what it might bring in if allowed.
2. It asks to exceed the building height plane, It's scale, size and bulk will be out of touch with the surrounding scape and tower over neighbouring houses.
3. Though I myself don't live in Brunswick, I do go there frequently to shop and eat and for leisure and I can't help but wonder if a massive place like this is actually for a personal residence or does the developer intend to start renting those rooms out on AirBnB or something similar at some point?? He only asks for space for 2 cars?? Would you like to live next to something like this?
4. I dread to imagine the effects this will have on neighbours and the whole town if this development is allowed and the precedence it will set for other applications of similar nature.

I therefor urge you to reject this application outright.

Sincerely
Anat harari

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
PO Box 219
MULLUMBIMBY
NSW 2482

8th July 2019

Re: Development Application (10.2019.301.1)

South Golden Beach Community Association would like to make a submission opposing the proposed development DA 10.2019.30.1 at 16 Short Street, Brunswick Heads.

The proposal consists of the demolition of the existing Dwelling House and Construction of Two (2) New Dwellings and Two (2) Swimming Pools to create Dual Occupancy (Detached)

The bulk and scale of this development is not in character with the surrounding streetscape and, the village of Brunswick Heads, in general.

The building height plane does not comply with the Byron DCP 2010.
The objectives of the relevant clause in the DCP are to ensure that a residential development will not significantly:
(a) increase the overshadowing of adjoining properties;
(b) reduce the level of privacy enjoyed by adjoining properties; or
(c) obstruct views from adjacent existing buildings.
The proposal is contrary to these three objectives.

In regard to parking, DCP 2010 states that a major objective is to provide sufficient and convenient parking to meet user needs. The proposal has allowed for only two car park spaces for each dwelling. It is unrealistic to suggest that a five-bedroom dwelling will not require more car parks. Potentially, there could be a requirement for ten spaces for each dwelling. These extra vehicles will park adjacent to the property on Short Street and Galleon Lane which is too narrow to accommodate these vehicles. The adjoining property owners

will be negatively impacted by parking requirements in excess of what is provided in this proposal. The DCP 2010 states that parking must be safe, easily accessible and not obstruct the passage of vehicles or create traffic conflicts. The proposal does not comply with this objective.

According to Byron DCP 2014 D1.2.2 Swimming Pools should not be located within the street frontage setback, except on sites where private open space can be accommodated only in this location or other site attributes support this outcome. The proponent has not demonstrated that the swimming pool adjacent to Short Street is incapable of being accommodated in such a position which complies with the DCP.

This is a relatively quiet location with many elderly residents and young families who enjoy a low-key and peaceful lifestyle. We have concerns that this development could become a boarding house, party house with temporary residents or pseudo backpacker's accommodation. The noise impact from dozens of residents would have a detrimental effect on the adjoining neighbours in regard to sleep deprivation and general reduced amenity.

The Byron DCP states that in relation to Brunswick Heads a development shall maintain the low key, family friendly, coastal village character , streetscape and scale of the village. The potential impact of this development would be contrary to those objectives of the DCP.

For these reasons above South Golden Beach Community Association Inc. urges Council to refuse this application. A disturbing precedent would be set if this incompatible development was approved.

Yours Sincerely
Angela Dunlop
Secretary, SGBCA.
Mob: 0413 100796

From:	Diana Jo Faith
To:	submissions
Subject:	proposed development DA 10.2019.301.I Air B, and B. Brunswick.
Date:	Monday, 8 July 2019 8:24:51 AM

Bergan and Faith object to this proposed development.

1.We oppose the proposed height changers and more Air B. and B. in the Bruswick area.

More to point it is now time to REZONE BYRON BAY.

2.. It is obvious that RESIDENTS ARE NOT TO ENJOY THE PRIVACY OFFERED BY RESIDENTIAL ZONING.

3. The movement to more Air B and B is creating a 'city' that is now moving more to COMMERCIAL THAN RESIDENTIAL zoning..

4. WHAT RIGHTS DO RESIDENTS HAVE IN THIS ECONOMIC MODEL?

5. Legalities do give RESIDENTS 'RIGHTS'. What is Council's position on this.? How is this to be Policed? Local Police are not funded to deal with these issues of "stacking" tourists in abodes, and negative issues that ensue.

6. More to the point does Council agree that citizens should be governed by Developers…when addressing State Government dictates to please Developers, who also donate to POLITICAL PARTIES?

7. Does Council feel hamstrung when advocating to State Gov.t (if they do?) the rights of Residents and the LEP?

8. What system of respect/communication has Council developed to earnestly address RESIDENTIAL RIGHTS IN THIS NEW ECONOMIC AND GROWING MODEL IN THE BYRON REGION.

9. IS COUNCILS OVERALL PLAN TO DRIVE RESIDENTS OUT OF BYRON SHIRE IN ORDER TO CREATE A TOTALLY COMMERCIAL CITY.?

We look forward to the vision of Byron Shire.

Thanking you

Bergan and Faith

From:	Bob Burns
To:	submissions
Subject:	Objections to DA No 70.2079.307.7
Date:	Monday, 8 July 2019 12:53:07 PM

Bob Burns
14 Nana Street
BRUNSWICK Heads, NSW 2483
Ph 0417660639

8 July 2019
Byron Shire Council
Re: Objections to DA No 70.2079.307.7
plan 10.2019.301.1.
Developer:Sasha Hopkins, CEO of The A Team and Short St Long Stay PTY LTD Development site: L5 Short Street, Brunswick Heads

Dear Byron Shire Council
I'm writing to make a submission regarding the Development DA No. L0.2019.301.1 at 16 Short Street, Brunswick Heads.

This development is clearly and obviously not compatible with the character of Brunswick Heads.

Why do we have building height restrictions if developers can ask and then lobby for them to be exceeded? What's the point of having guidelines if they are exceeded. Under no circumstances should council set precedents and allow any height restrictions to be exceeded. The application should not even be considered if it does not comply with the guidelines. Why is this application being considered at all when it clearly exceeds a variety of restrictions. Council should not grant this request to exceed the Building Height Plane.

The size, scale and bulk of the proposed development clearly does not suit the surrounding streetscape. The streetscape of the village of BRUNSWICK Heads mainly is of set back, low bungalows and stately Queenslander style building with verandas.
These buildings and the set backs allow air flow, light to flow between the buildings s and provide areas for trees. This proposed development is made up of solid bulky solid boxes with no softening of imposing bulk with staggered wall set backs or heights.
It is high density and show callous disregard for the existing character of BRUNSWICK Heads.

Obviously the building is intended as an airbnb rental.
Please stop the hollowing out of our villages with airbnb.
What family is going to rent or buy such a house ?
The council must prioritise the viability as residential communities of the small villages of the shire.
For every house that gets turned over to airbnb another family misses out on somewhere to live and the lonelier it gets for the people who remain.

My parents first purchased a house in BRUNSWICK Heads in 1971.
My elderly mother lies in Nana St and the wonderful thing about the village is the sense of community and the way everybody looks out for the elderly and the kids.
Slowly this community is being destroyed and it will become increasingly difficult for people to stay in BRUNSWICK as they get older.

Also what about the parking? 2 car spaces on the plan for each house with room for 20 guests. Where are they all going to park ?

This proposal should be refused outright because obviously the developer has no intention of building something in keeping with the character of the village or even in accordance with the council zoning and guidelines.
Otherwise they would have submitted a complying and sympathetic proposal in the first place.

The council should not enable and encourage developers who show contempt for the exisiting council guidelines. It is the community who then has the job of oversight and years of continued back and forth pointing out the obvious in each new application.
ie pointing out that the development is non compliant!
if it is non compliant why is it even being considered !!!

Clearly the developer is going to try and deceive the community - why is the application divided separately into 2 plans? deliberately not showing the true size and bulk of the building in relation to the neighbours. Over Shadowing neighbours , parking , noise, deceptive conduct, air conditioning units pool pumps etc etc The developer already shows contempt for the community, why would that change in the future?

Sincerely,
Bob Burns
14 Nana Street
BRUNSWICK Heads 2483

From:	BRAD GRAHAM GOODHAND
To:	submissions
Cc:	Brad & Vicki Goodhand; bradgoodhand@bigpond.com
Subject:	Submission - 10.2019.301.1 16 Short St Brunswick Heads.
Date:	Thursday, 4 July 2019 12:04:58 PM

Brad & Vicki Goodhand
11 Teven Road
BRUNSWICK HEADS NSW 2481

Byron Bay Council

Planning & Development Services Byron Bay Council 70-90 Station Street Mullumbimby NSW 2482

9 July 2019

For the attention of the manager of Planning & Development Services, Byron Shire Council.

Dear Sir / Madam

Reference: 10.2019.301.1 16 Short St, Brunswick Heads 2483

Description: Demolition of existing Dwelling House and Construction of Two (2) New Dwellings and Two (2) Swimming Pools to create Dual Occupancy (Detached)

Submitted

Date: 07/06/2019

Application

Type: Development Application

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the development of these houses (Dual Occupancy) in this location.

Byron Shire Council should take strong consideration to the approval of this Development Application, due to the follow issues:

The plans provided in the Development Application clear depict internal access areas, which could easily be enclosed and turned into three separate residential areas on the bottom level and two units on the top level with the internal stair way entrance depicting a wall that could be closed off allowing two separate residential areas on the top level. The duplication of the second dual occupancy would also allow this internal access area to be closed off creating a possible 8 to 10 separate residential area (Units). This amplified by the every bedroom having an en-suite.

The other foreseeable issue would be that there would be four large residential areas with option of two living areas in each dual occupancy. The first level with three bedrooms and second level with two bedrooms, this is achievable by again enclosing internal access.

The above issues would lead to increase traffic activity in both Short Street and Galleon

Lane which services residence 2. Thus enhancing the issues with on street parking in Galleon Lane which is a narrow lane way with no on street parking.

We feel that this application is not in line with the **"Small unspoilt Coastal Village"** that is Brunswick Heads and also the **"Simple Pleasures and Family Values"**

this DA application is difficult to read , the council portal states "All documents must be in A4 formatted and optimised for minimum size (online publishing). Flies larger than 5Mb must be broken up into logical parts and supplied as separate files" The Short St DA file is 53Mb and in one file making it difficult to read and understand - The applicant is clearly not following protocol and they should be made to abide by the guidelines and re-submit the DA. This will enable the community and neighbours to follow and assess the DA and make better informed submissions.

The DA states that 64% of the property will be landscaped - how can this be correct with two 5 bedroom 5 bathroom and two pools on the one block ?

With 10 bathrooms and 4 toilets has the ET entitlement been looked at and incorporated in the cost of the current DA.

There are multiple inconsistencies between the plans and specs
* wiring for second kitchen in each property
* external stairs
* air-condition (ducted) V's ceiling fans (where will the motors be located if air conditioned)

The Pool guidelines - on advice from a builder the pools on the DA are not compliant to council regulations.

The height and width of the proposed buildings do not fit in the councils regulation and does not fit within the building envelop - this will cause the neighbouring properties to loos sky view and sun to their properties.

having a possible 20 extra residents on one property with cause issues with noise, traffic and parking .

If this application is to be decided by councillors, please take this as notice that I would like to speak at the meeting of the committee at which this application is expected to be decided. Please let us know as soon as possible the date of the meeting.

Finally, please note that our submission is in respect of the proposed development. While we have taken every effort to present accurate information for your consideration, as we are not a decision maker or statutory consultee, we cannot accept any responsibility for unintentional errors or omissions and you should satisfy yourselves on any facts before reaching your decision.

Signature:

Yours faithfully,

Brad & Vicki

Goodhand

Submission to object with DA No 70.2079.307.7

D Refalo & C Coady

Your address:
15 Teven st

Libertybluemoon5@g
mail.com

Date: 5 July 2019

Recipient: Byron Shire Council Re: Objections to DA No. Developer
:Sasha Hopkins, CEO ofT the A Team and Short St Long Stay PTY LTD
Development site:15 Short Street, Brunswick Heads DA No 70.2079.307.7

Dear Byron Shire
Council

I'm writing to make a submission regarding the Development DA No 70.2079.307.7. at 16 Short Street, Brunswick Heads.

Purpose

DA 10. 2019.301.1 Lot 4 sec 25 DP 758171 Submission 16 Short street

The intention of this DA is unclear as to the purpose of its use. It seems to be more commercial than residential.
In the quoted appliances and GPO allowances, it is unclear if the houses are for
2 stoves

Step3 Demolition
This existing building is within character with the Brunswick Heads " family village coastal that compliments and supports & strengthens the character of the village. The new proposal does NOT fit this Character requirement.

6B Noise pollution
5 bedrooms could be up to twenty people living on this block
6C Species impact statement

Tree species" UNKNOWN" trees maybe Norfolk or Hoop Pines and determination of all species need to be clarified.
Species impact statement " UNKNOWN"

The purpose of having 5 bedrooms and a wet bar with an island bench ?? 6 toilets ? Where is the additional cost for 5+ Toilets ?

that looks like a standard size kitchen on the bottom floor does not fit with having a 20 + plus party houses. What is the intention for? Short street longstay?

The BASIX has indicated that there are " TWO MULTI DWELLING HOUSES"

What is a multi-dwelling house once approved in Byron Shire?

Waste

How will 1 bin service 10+ people per house? Where will the bins be collected from, there is no service in Galleon lane.

FIRE

Is there adequate fire and exits if there will be more than 10 people per house? The submission indicates on the car park plan it could be

- New Residential +
- Dual Occ +
- Multi Dwelling +
- Commercial/ industrial building

  If it is a commercial industrial = FIRE (B) Category 1 Fire safety provision

The Species Impact Statement claims " unknown" How can a DA go through with "Unknown" If the trees could be protected like hoop pines.

Vehicle circulation

Access to the site via Galleon Ln will be tight. The Vehicular circulation is a concern.

There is no provision of the cars leaving the premise forward facing, no turning circle nominated.

There is no lighting in Galleon Lane to assist with direction. Will lighting form the house bee intrusive to neighbours

Galleon lane is very narrow, it is mostly unguttered and is very dangerous to walk down. Falling onto gutters in a serious RISK and LIABILTY.

Car Park Plan

Indicates and ticked on submission

- New Residential +
- Dual Occ +
- Multi Dwelling +
- Commercial/ industrial building

(Which one is it)?

Building Height Plane

Does the building exceed the building height plane?

Scale

The building does not look like it will suit the surrounding landscape. It does not look as though the development area has considered enough garden area.

Floor space ratio is it correct ?

The development needs to be amended to satisfy

- Fire for so many people 10+ people
- Tree species identified.
- Vehicular movement forward facing and leaving forward and adequate parking.
- Lighting adequate for people to walk down Galleon lane
- Gutters filled to remove RISK and HAZARDS, LIABILITY will be an issue with so many more people using Galleon Lane that is Unlit. LIABILITY FOR COUNCIL.

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C.Coady & D.Refalo

From: Sue Nakkan
To: submissions
Subject: DA 10.2019.301.1 16 Short Street Brunswick Heads
Date: Friday, 5 July 2019 12:39:19 PM

To The General Manager
Byron Shire Council

5 July 2019

RE: DA 10.2019.301.1 16 Short Street, Brunswick Heads.

Dear Sir,

I wish to make a submission regarding the DA 10.2019.301.1.
I strongly OBJECT to the approval of this DA at 16 Short Street, Brunswick Heads.

This proposed development is in no way compatible with the existing homes in Short Street. From the plans, it looks like a small motel, with 10 bedrooms, 10 toilets and upstairs kitchen and loungeroom, and downstairs “wet bar” and “billiards room”, which will be the kitchenette and loungeroom. It looks like an air bnb to me and everyone else.

We have lived in Short St for 14 years and its a family friendly street with many older women living by themselves. My children and grandchildren have played in the street and it has been safe as it has always been a quiet street with few cars.

Many of the older residents have lived in Short Street for a very long time. There was even a water well on the boundary of No: 16 and 18 as the ground water is very close to the surface here. This could cause problems with the pools, and we don’t want other homes to subside due to this development.

We all accept that there will be development in the form of granny flats in the back lanes, which should be all affordable housing. But this over-development will not be affordable housing, and it is too large, there is no vegetation plan on the DA, and it is only being built for the developer to become even more wealthy.

There is no parking for 10 bedrooms, Short Street will become a car park and Galleon Lane will be blocked with cars.

This development is out of place in our street, its not for families, the developer only wants to make money. The size, scale and bulk does not suit the surrounding houses.

It would be better suited to the commercial zone in Brunswick Heads, where there are other buildings of this scale.

I want the development refused outright by council, it does not belong in Short Street Brunswick Heads.

Kind Regards,

Sue Nakkan
15Short Street
Brunswick Heads 2483

0411 022 093

General Manager
Byron Shire Council
PO Box 219, Mullumbimby NSW 2482
Cc Luke Munro - Planner

6th July, 2019

Dear Sir or Madam,

RE: Objection to the Proposed Development at 16 Short St, Brunswick Heads, DA 10.2019.301.1

I am writing to object to the above development application.

The application is a cynical attempt to maximise holiday rental returns leveraging off the rising popularity of Brunswick Heads as a holiday destination. To claim that the two dwellings will be residential despite having five bedrooms each, five ensuites, four powder rooms, two pools and two bars is disingenuous and insulting to the residents of Brunswick Heads.

The Statement of Environmental Effects prepared by Ardill Payne (May, 2019) is inconsistent and misleading in its summation of the proposed development. The following comments are provided.

Section 4 Environmental Impacts and Interactions

Water quality: Is not considered within the Stormwater Management Plan prepared by Ardill Payne (2019). An almost complete loss of imperviousness will lead to an increase in the mobilisation of stormwater pollution. The property sits within 100m of Brunswick Heads Nature Reserve and less than 200m from a sensitive coastal waterway, Simpsons Creek.

Relationship to Adjoining Residences: The proposal will sit in stark contrast to adjoining dwelling by creating an imposing structure on all four boundaries. The dwelling fronting Short Street will sit approximately 4 metres further forward than adjoining residences and be several metres higher.

Scale and Bulk: The size of the proposal is excessive proposing to develop greater than 80% of the site. Building height planes will be exceeded along and for most of the 50m boundary creating an imposing structure with no justification other than to maximise developable land.

Traffic and Parking: The claims of no adverse impacts from traffic and parking are unsubstantiated. Two buildings with accommodation for 20+ people could attract more than 10 cars routinely.

Section 4.1 Car Parking and Traffic

The claims made in this section of an additional 9-10 vehicle movements per day are unsubstantiated. As holiday accommodation hosting 20+ people at a time, vehicle movements combined for the two dwellings could be ten times this figure.

Galleon Lane is not fit for the purpose intended. No engineering or traffic assessment has been completed to understand the site specific and cumulative impacts of this development on Galleon Lane which is a single lane with no provision for passing. Fifty plus car movements a day on this lane

is dangerous and contributes to a loss of amenity for residents on Short Street, Teven Street and Galleon Lane.

Already, people unfamiliar with this lane have been driving off the bitumen with cars getting stuck in the deep swales at the eastern end of the lane. Children and elderly residents use this lane routinely and there is not enough room for a car and a pedestrian to safely pass.

Section 5.1.1 Local Environmental Plans (LEPs)

The objective of the LEP are:

- *To provide for the housing needs of the community within a low density residential environment*
- *To enable other land uses that provided facilities or services to meet the day to day needs of residents.*

The development does not meet the first objective since it is intended as a medium density holiday letting not a low-density residence.

The second objective is not met since the development will not meet the day to day needs of residents and is intended to service visitors on holiday while creating noise, traffic congestion and loss of amenity for local residences.

Clause 4.4 Floor Space Ratio

The proposal does not meet the objective of the floor space ratio (FSR) provision since the calculation provided by Ardill Payne excluded patios, porches, garage, alfresco dining areas. With these areas included each dwelling exceeds 370m2 hence the FSR is closer to 75%. If pools are included in total development footprint, the FSR approaches 85%.

Clause 6.7 Affordable Housing

How the proposal is consistent with affordable housing objectives is not explained. The proposal in the form of two large dwellings designed to maximise visitors within a single dwelling does not provide a housing format which is affordable or accessible for low income earners. With an intended use as holiday accommodation the proposal will further reduce the supply of housing for local residents and so contribute to the lack of affordability in Brunswick Heads.

Section 5.1.3 State Environmental Planning Policy (Coastal Management) 2018

The claims made with regard to this SEPP are generic and unsubstantiated. The proposal will reduce site imperviousness, increase stormwater runoff and makes no provision for water quality.

With regard to Division 4 Part 2, Clause 14, the proposal is not reasonable having regard to the existing context, its location, existing uses and strategic planning context. As a medium-density development with impacts upon hydrology, water quality, traffic, noise and amenity, the proposal sets a precedent which is unsustainable if replicated throughout the town.

Section 5.2 Byron Shire Council Development Control Plan 2014

With regard to compliance with the Byron DCP 2014, the following comments are provided.

Chapter B2- Preservation of Trees and Other Vegetation

The proposal will result in the loss of a mature hoop pine with no plan for compensatory planting contrary to the DCP. Further the second dwelling will encroach on the remaining hoop pines making them vulnerable to a future application for removal.

The walls of "Residence" 2 are proposed to sit 4.5m from the boundary and only 2.5m from the main trunks of the trees. The branches (and roots) extend approx. 9m from the boundary and will require extensive pruning back to the trunk to a height of at least 9m.

Pruning plus construction over the root zone will likely render these trees non-viable in the long term, a risk not considered in the application. The building would also be at risk from root growth under the foundations if the trees were not removed. If these trees are removed there is no space on the property for compensatory planting at the replacement ratios prescribed within the DCP (potentially 5:1 for native trees supporting native fauna).

The loss of these three mature trees will create a visual impact along the length of Galleons Lane, displace native birds and lead to a loss of privacy and amenity for adjoining residents.

Chapter B4 – Traffic Planning, Vehicle Parking, Circulation and Access

Claims made with regard to traffic are unsubstantiated and show a lack of knowledge of the local area. With the two dwellings having the potential to support 20+ visitors plus service staff (cleaners, maintenance staff etc), the number of cars using Short Street and Galleons Lane may be 10 times higher than those claimed in Section 4.1 of the SEE.

As stated previously Galleon Lane was never intended to function as a residential street, is a single lane with no allowance for passing or parking. There is a high risk that emergency vehicles would struggle to reach the rear residence (and others nearby) since the lane may be blocked by parked cars.

Chapter B9 - Landscaping

No landscape plans were provided within the development application documents and the performance criteria of this chapter have not been addressed within the development application.

With regard to the objectives of this chapter, the following are not achieved:

3. To encourage the enhancement of the natural sub-tropical environment particular to the Shire of Byron.

4. To nominate landscaping requirements relating to all forms of development.

5. To ensure that adequate provision is made for landscaping, in accordance with the type, scale and location of the proposed development.

6. To encourage the recognition of climatic influences and the incorporation of landscaping design features to enhance or modify the climatic factors relating to the site.

8. To encourage the retention of trees and native vegetation of ecological, aesthetic and cultural significance through integration as part of landscaping design.

The claim within the SEE (page 18) that 64% (650m2) of the site will remain undeveloped for landscaping is clearly incorrect. As stated previously, the combined area of development including all components is perhaps greater than 85%.

Impacts on the two remaining hoop pines joining Galleons Lane are not acknowledged. The bulk and scale of the development will limit the use of much of the vegetation consistent with sub-tropical landscapes found in the Byron Shire.

B.9.3.1 General Landscaping Principles

The following objectives are not achieved:

6. Landscaping contributes positively to streetscape amenity and helps to integrate the development into the existing landscape setting

There is insufficient room for landscaping within the site which will enable integration with the streetscape. The confirmed loss of one mature hoop pine and probable loss of two more will substantially detract from the landscape setting.

8. Landscaping improves the microclimate in and around buildings and enhances the function of outdoor living spaces

There is insufficient room for this provision to be achieved. The cumulative total of hardstand areas will create a hotter microclimate and necessitate artificial shading for visitors.

10. Adequate landscape buffers are provided between incompatible landuses

No buffers are achieved between the development, neighbours or public walkways. A pool on Short Street will sit within one metre of the boundary.

B9.5 Dual Occupancies and Semi Detached Dwellings

B9.5.1 Landscape Principles

Objectives 1. To ensure a high quality landscape and aesthetic environment for dual occupancies, and semi detached dwellings.

Prescriptive Measures 1. The following design requirements apply to dual occupancies, and semi detached dwellings developments:

a) *retention of suitable existing vegetation*

Not achieved, one hoop pine will be removed and the remaining two will potentially be compromised to the point they require removal.

b) *screen planting to street frontages and driveway areas, to provide privacy between dwelling houses and around the boundaries of the site;*

Not achieved. There is insufficient room to provide screening planting on the boundary facing Short Street. The proximity of the dwellings to side boundaries and required access paths means that screen planting will be ineffective.

c) *provision of pleasant landscaped settings for the enjoyment of residents;*

Not achieved. The proposal relies on the use of patios and rumpus rooms as common areas for guests and claims that both houses have a yard area of 3.5 x 20m (SEE page 18) which is only correct for residence one.

d) planting selection that relates to building scale and mass.

Not achieved. With greater than 85% of the site being developed or intended as hard stand, there is insufficient room for commensurate landscaping.

2. Each dwelling must have a minimum landscaped area of 90m2, excluding any area used for vehicle circulation or parking. At least 25% of the site must consist of deep soil areas.

Not achieved. When circulation areas such as accessways down the side of dwellings, pool paving, driveways and patios area excluded, 90m^2 of landscaping is not provided. Between the two dwellings at least 250m^2 must be retained as deep soil areas however the total area of deep soil is less than 200m^2, creating a site potentially greater than 80% impervious.

Chapter D1 – Residential Accommodation in Urban, village and Special Purpose Zones

D1.2.1 – Building Height Plane

The SEE acknowledges this provision is not achieved but understates the impact of 7.5m of wall along two 50m boundaries. The claim of no loss of privacy, views, amenity or shading impacts are unsubstantiated. The buildings would need to be reduced in width approximately 4.5m to achieve compliance.

D1.2.4 – Character & Visual Impact

The claims made in the SEE with regard to character and visual impact are generic and unsubstantiated. No visual impact assessment has been completed in support of the proposal.

D1.5.3 – Adjoining and Adjacent Development

1. Development must be compatible with the bulk, scale, height and character of adjoining and adjacent development. The site characteristics, including slope and aspect, must be taken into consideration in assessing the appropriate height and number of storeys.

Not achieved. The claims made in this the SEE with regard to impacts on adjoining and adjacent development are unsubstantiated. The scale of the proposal and intensity of development is at odds with that existing on Short Street.

Multiple second floor balconies will project noise into the neighbourhood while a lack of screening will reduce privacy and create confrontation with passing pedestrians faced with routine arrival of new visitors who have no connection or affinity with the neighbourhood. The potential for distress and aggravated confrontations with local residents is high and well reported in other parts of the Shire where holiday letting is prevalent.

D1.5.4 Private Open Space

Objectives 1. To ensure that adequate accessible and useable open space is provided to meet the recreational, gardening and landscape needs of residents.

Not achieved. See comments on landscaping above.

4. Private recreational facilities must not adversely affect the amenity of adjacent properties

Not achieved – the proposal will change view lines, noise levels with second storey balconies projecting noise into the neighbourhood while reducing privacy. Lack of landscaping due to insufficient space will further highlight the starkness of the development.

Stormwater Management

The assumptions used to calculate runoff potentially understate impacts generated by stormwater post-development. Specifically:

- The pre-development runoff coefficient adopted (0.66) does not reflect the presence of extensive turf areas on deep sandy soils.
- The coefficient for paved areas pre-development is 0.9 but for post-development is 0.1 which incorrectly reduces the volume of runoff post development.
- The assumed area of landscaping post development is overstated (319m^2), incorrectly reducing runoff post development.

On this basis on site detention requirements appear underestimated.

B3.2.3 Stormwater Management

With regard to objectives for stormwater management, the following comments are made:

1. To promote on-site stormwater management practices that support the 'predevelopment' hydrological regime (surface flow, streams and groundwater).

Not achieved for the reasons provided above. No guidance is provided on where stormwater detention tanks will be situated on the site.

2. To ensure that new development does not reduce the effectiveness of existing drainage patterns (including built infrastructure).

Not achieved for the reasons outline above.

3. To minimise the impacts of stormwater runoff from a site on adjoining properties

Not achieved for the reasons stated above. The proposal fails to acknowledge the lack of drainage infrastructure within Galleon Lane or the ability to convey stormwater flows from the rear of the lot.

5. To promote on-site retention, detention and infiltration of stormwater.

Not achieved due to provision of inadequate on site detention and infiltration.

6. To promote stormwater harvesting and other forms of innovative water conservation.

No detail provided.

7. To promote better integration of stormwater management into development proposals.

The scale of development limits the potential to achieve this objective.

10. To ensure that stormwater management systems protect ground and surface water and other ecological values;

Not achieved, not detail provided.

11. To achieve best practice stormwater treatment targets for stormwater quality

Not achieved, no detail provided.

Conclusion

The proposed development at 16 Short Street, Brunswick Heads is a cynical attempt to maximise opportunities for holiday rental. The construction of two two-storey dwellings with 10 rooms and 10 bathrooms is clearly not a residential development or affordable housing initiative.

The development application should be refused since it fails to consider many aspects of the Byron Shire planning scheme and falls short in many others including consideration of noise, traffic, floor space ratio, landscaping and stormwater management.

The scale of the development will lead to a site being greater than 80% impervious while creating a significant visual impact via exceedance of the building height plane down two 50m boundaries.

For the reasons outlined in this submission the application should be refused.

Yours sincerely,

Damian McCann

5 Teven Street

Brunswick Heads

From:	Eli Johnson
To:	submissions
Subject:	“DA No 10.2019.301.1”
Date:	Thursday, 4 July 2019 4:14:14 PM

Dear Reader,

Please do not allow this “DA No 10.2019.301.1” to go though, I have lived here in Brunswick heads for 12 years now. I am now 25 years old. I have seen the changes happen to Byron. As its gotten more commercialised, with Air BnB and development that does not suit the area.

This DA is asking for a MASSIVE building. With only 2 car ports, its clearly not enough. But its just way to big of a house. Its going to be a party house/ air bnb money grab, where all the neighbours will suffer whilst one person makes heaps of money.

The local business's might have a few more people come spend money, but is it really worth it. No. Especially the precedent it could set. It would take away the culture and atmosphere of this beautiful place. like to DCP says 'maintain and enhance the low key, family friendly, coastal village character, streetscape and scale of Brunswick Heads

Political Donations and Gifts Disclosure Statement to Council

If you are required under section 10.4 of the Environmental Planning and Assessment Act 1979 *to disclose any political donations or gifts (see page 1 for details), please fill in this form and sign below.*

Disclosure Statement Details

Name of person making this disclosure statement	Planning application reference (e.g. DA number, planning application title or reference, property address or other description)
Evelyn J Cooper	DA No: 10.2019.301.1

Person's interest in the application (circle relevant option below)

You are the APPLICANT **YES / NO** OR You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION **YES / NO**

Reportable political donations or gifts made by person making this declaration or by other relevant persons

** State below any reportable political donations or gifts **you have made** over the 'relevant period' (see glossary on page 2). If the donation or gift was made by an entity (and not by you as an individual) include Australian Business Number (ABN).*

** If you are the **applicant** of a planning application state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application, OR*

** If you are a **person making a submission** in relation to an application, state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by an associate.*

Donation or gift?	Name of donor (or ABN if an entity); or name of person who made the gift	Donor's residential address or entity's registered address or other official office of the donor; address of person who the made the gift or entity's address	Name of party or person for whose benefit the donation was made; or person to whom the gift was made	Date donation or gift was made	Amount/ value of donation or gift
NIL					

Please list all reportable political donations and gifts—additional space is provided overleaf if required.

By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing.

Signature(s) and Date E. J. Cooper. 29-6-2019.

Name(s) EVELYN JOY COOPER.

Mrs Evelyn Joy COOPER
18 Short Street
Brunswick Heads NSW 2483

(H) 02 6685 122
(M) 0409 851 226

26th June 2019

The General Manager
Byron Shire Council
PO Box 219
Mullumbimby NSW 2482

Dear Sir/Madam,

RE: Objection to D.A. 10.2019.301.1 – Demolition of existing Dwelling House and Construction of Two (2) New Dwellings and Two (2) Swimming Pools to create Dual Occupancy (Detached).

I am writing this letter in objection to the proposed D.A. 10.201.301.1 for 16 Short Street Brunswick Heads NSW 2483.

In support of this objection to the D.A. I would like to bring to your attention the following points that I believe impact not only on my home but on the other homes in the vicinity:

- ***Design of dwelling***
  - The plans of the dwelling show a two (2) five (5) bedroom dwellings.
  - Each of the bedrooms have their own ensuites which is highly unusual for a normal single household dwelling.
  - There is both a Kitchen and a Laundry Room on both the ground floor and the first floor.
  - No design of a family house has two kitchens and laundries unless there is a future intent to have other residents staying apart from the family.
  - This definitely indicates that this will be more than a single residence.

NOTE: ***This indicates to me that this is not a dwelling designed for a single family environment but designed as a rental or "Back-Packer" style accommodation which is not in style with the other housing in the areas.***

- ***Zoning of the Area***
  - There have been a number of proposals for buildings over the years and the question of zoning has come to light in each of them.
  - West of Tweed Street has always been zoned as "Residential".
  - East of Tweed Street has always been zoned as "Residential/Commercial".
  - The type of dwelling proposed is not in line with what it is zoned for.
  - The owner may say that it is a "Residential Dwelling", but the plans of the house clearly show that there is an alternative use of the premises.

- ***Loss of light or overshadowing.***
  - The proposed premises is a two storey dwelling and believe that it is in close proximity to the boundary line for its size. I believe that this dwelling would impact on casting a shadow over my own dwelling.
  - From the documents lodged with the application there does not appear to be an elevation drawing showing the exact level of shadow that will be cast.

- ***Decrease of Natural Sea Breeze***
  - The two dwellings appear to encompass well over 90% of the land size It stands to reason that there will be a significant decrease of natural breeze through my property.

- ***Overlooking/loss of privacy***
  - Being two (2) dwellings on the same block both also being two storeys in height it also shows that it extends the entire length of the block of land which means that that all privacy on my block of land (No 18) is compromised.

- ***Visual amenity (but not loss of private view)***
  - The other houses in the area are of the era of holiday homes and retirement homes. This house does not fit in with the ambient or characteristics of the area.

- ***Adequacy of parking***
  - With the format of two (2) dwellings with five (5) bedrooms each would indicated there would be the possibilities of ten (10) couples staying at the dwellings.
  - The logistics of ten (10) vehicles parking on the property is impossible.
  - The reality is that eight (8) vehicles would have to park on the street which would impact on the neighbouring residences.

- ***Traffic generation- Noise and disturbance resulting from use***
  - The extra traffic generated in the area would impact on the peace and tranquillity of the general area.

- ***Hazardous materials / smells***
  - With the probability of up to ten couples staying at the dwellings, this raises the issue of garbage.
  - The amount of garbage generated by ten (10) couples on a single property would totally overflow the general rubbish collection allowed for this property.
  - The overflow of garbage from the provided council bins would produce obnoxious garbage smells and the possibilities of hazardous material.

- ***Loss of trees***
  - Apart from the established flora on the property there are several fully matures pine trees – 20 metres plus at the Galleon Lane end.
  - The loss of these magnificent trees would totally impact on the visual ambiance of the surrounding area.
  - Does the loss of these magnificent trees fit in with the policy of Byron Bay's Green Policy of retaining significant trees.

- ***Landscaping***
  - From the plans supplied there appears to be no landscaping.
  - The area taken up by the dwellings on the land (over 90%), shows that there is minimal landscaping or replacement of lost trees.

- ***Effect on listed building and conservation area***
  - The introduction of this type of housing totally impacts on the listings and the effects associated to all residents who have lived here for their entire lifetime.

I trust that you take the time to read my objection to this Development Application and have an understanding of how it will impact not only on my premises but on the neighbourhood in general.

If the owners want to have a property that accommodates to multiple people rental style or "Back-Packer" style accommodation then this type of building should be erected towards the centre of the town and not in the quite residential area of beautiful Brunswick Heads.

I thank you for your time and look forward to a favourable response.

Sincerely

Mrs Evelyn Joy COOPER

Mrs. E. J. Cooper.

Mrs Evelyn Joy COOPER
18 Short Street
Brunswick Heads NSW 2483

(H) 02 6685 122
(M) 0409 851 226

26th June 2019

The General Manager
Byron Shire Council
PO Box 219
Mullumbimby NSW 2482

Dear Sir/Madam,

RE: Objection to D.A. 10.2019.301.1 – Demolition of existing Dwelling House and Construction of Two (2) New Dwellings and Two (2) Swimming Pools to create Dual Occupancy (Detached).

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I thank you for your time and look forward to a favourable response.

Sincerely

Mrs Evelyn Joy COOPER

Mrs. E. J. Cooper.

Political Donations and Gifts Disclosure Statement to Council

If you are required under section 10.4 of the Environmental Planning and Assessment Act 1979 *to disclose any political donations or gifts (see page 1 for details), please fill in this form and sign below.*

Disclosure Statement Details

Name of person making this disclosure statement	Planning application reference (e.g. DA number, planning application title or reference, property address or other description)
Evelyn J Cooper	DA No: 10.2019.301.1

Person's interest in the application (circle relevant option below)

You are the APPLICANT **YES / NO** OR You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION **YES / NO**

Reportable political donations or gifts made by person making this declaration or by other relevant persons

** State below any reportable political donations or gifts **you have made** over the 'relevant period' (see glossary on page 2). If the donation or gift was made by an entity (and not by you as an individual) include Australian Business Number (ABN).*

** If you are the **applicant** of a planning application state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application, OR*

** If you are a **person making a submission** in relation to an application, state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by an associate.*

Donation or gift?	Name of donor (or ABN if an entity); or name of person who made the gift	Donor's residential address or entity's registered address or other official office of the donor; address of person who the made the gift or entity's address	Name of party or person for whose benefit the donation was made; or person to whom the gift was made	Date donation or gift was made	Amount/ value of donation or gift
NIL					

Please list all reportable political donations and gifts—additional space is provided overleaf if required.

By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing.

Signature(s) and Date E. J. Cooper. 29-6-2019.

Name(s) EVELYN JOY COOPER.

Fay Jackson
14 Short St, Brunswick Heads
NSW, 2483
Ph: 0438472254
Email: fay@visioninmind.com.au

Attention to: Submissions
The General Manager, Mark Arnold and Mayor Simon Richardson, Byron Shire Council

Dear Mark, Simon and Manager Submissions
I am writing to express my passionate opposition to the development application number 10.2019.301.1 that is currently with Byron Council for 16 Short St Brunswick Heads.

I live at 14 Short St, Brunswick heads. I am co-owner of my home. We moved here only 18 months ago to live near my grandchildren and daughters, and to support them in raising our grandchildren. We chose Brunswick Heads and the property we bought because of its quiet ambiance and beautiful sunsets.

Now that is all about to change. The development at 16 Short Street proposes to break council building codes, NSW state legislation and good neighbourly relationships not only for the properties surrounding no. 16, but for all people in our street and Galleon Lane. Galleon Lane has housing commission flats that house a number of frail, elderly people who will not be able to make submissions to the council so I am asking for us and for all surrounding people to not let this development proceed.

Both of the buildings substantially contravene the Building Height Plane and will impact substantially on our light and privacy. We will lose all views of the sunset and we will be walled in as if we are living in the city. Yet the developer is selfish and arrogant enough to say that "the development will not affect the neighbours". He didn't ask our opinions on this and hasn't consulted with us at any stage, even though we made the offer through Ardill Payne when we were informed that a DA was in process.

If this development is approved, it is extremely likely that all of in the proximity to the development will have our lives, both waking and sleeping, negatively impacted. Both my partner and I and our lovely neighbour Joy at no. 18 Short St. will have hordes of people overlooking our homes if 10 bedrooms and 14 bathrooms are allowed to be built.

This development appears to be headed for Airbnb, hostel, backpacker accommodation. The noise of up to 20 people staying in the 10 queen sized bedrooms, plus their guests partying even if people are "living there" in a "long stay" situation will be substantial. The noise will be reaching out from 20 plus people partying in 14 attached outside living areas (balconies, patios, alfresco areas), 2 swimming pools, 2 billiard rooms and 2 extra-large wet bars (which would indicate considerable alcohol consumption). As there are only 4 parking spaces on site, the possibility of another 16 plus cars parking in the streets outside of our homes, will cause the amount of noise usually only associated with commercial areas of town. It is already difficult to get parking here on weekends and holidays.

This is not a commercial area of town and it certainly isn't Byron Bay, yet this development will be the beginning of commercialising this quiet neighbourhood that was never meant to have this kind of high density "long stay" accommodation. These building aren't large homes. They have nothing to do with low cost housing. This development is the quickest way for this developer to make another

million dollars with no care about destroying the lives of 14 very elderly people and others of us who are in our 60s, 70s and the 3 little babies in our neighbourhood.

The developer is taking us, the other neighbours, the people in our neighbourhood, and Byron Bay Shire Council to be fools and insignificant enough that they do not have to care about or comply with building codes. Underhanded methods such as the site plans that are presented as one house sitting on the block instead of both houses sitting on the block together. Burying the plans in a DA pdf submission of 152 pages beginning at page 86. Indicating that two of the 25 metre tall, 59 year old Hoop Pines would be preserved when they know that if the development is approved in its current form they will have to be removed before construction can commence. Please do not allow very busy council staff and councillors to not recognise the crowding of the block and of us as neighbours.

The two identical dwellings have obviously been set up, with external stairs and doorways at the top and bottom of the internal stairs, to have the flexibility to section off various areas of both houses. It appears as though they may be setting these houses up for very large Airbnb dwellings or some other high density accommodation.

The rooms called 'Billiard Rooms with Wet Bars" are obviously kitchens and dining/living areas. The absence of cooking facilities at the time council is considering this proposal does not guarantee that they will not be kitchens in the future. As a matter of fact, the Building Specification contained within the DA documentation actually includes two stove electrical circuits and two electrical connections for rangehoods, dishwashers and refrigerators in EACH building.

Even if these billiard rooms and wet bars are only as their development application proposes, I believe that there will be significant noise coming from these party houses.

There could be 10-15 or even 20 cars accompanying those 10 bedrooms, not including visitors. It is often difficult to get parking here on weekends as it is now.

They have allowed for only two car parking spaces for each house. This means it could be very foreseeable to have another 10 cars parking in our street and lane plus visitors.

The developer has told the real estate agent that his mother will be living in one of the monstrously large buildings and that he and his family will stay with her when they come to stay, yet when my partner, Ron (George) Stinson, spoke with the developers mother, she wasn't at all keen on living here.

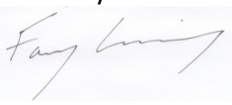
Whatever the developer says to give warm fuzzy to this development, that can change with the wink of an eye. Besides that, his mum doesn't need two massive houses to live in.

The block is the largest block in Brunswick Heads. There is plenty of room to have two large 4 bedroom homes with two bathrooms and still have a reasonable amount of landscaping to soften the facade of two large homes. The only reason to have 2 x 5 bedroom, 2 x 6 bathroom, 2 x pools and 4 kitchens is to make greedy amounts of money with no considerations for neighbours, the neighbourhood or the character of our streets or Brunswick Heads. Mega McMansions have no place in Brunswick heads, especially Mega McMansions that break laws and break neighbours mental health.

I ask you please to refuse this mammoth development in order for our neighbourhood to continue to live in peace and harmony.

I also ask for the opportunity to stand before a full council to address this development and to explain further the grave concerns of our neighbours, my husband and I. Our Elderly neighbours wellbeing are already suffering because of this development proposal. They are relying on us to fight this development for them. Please do not let this go through. Please let them and my husband and I live in peace in our homes in our quiet little neighbour-hood. Please do not allow the gross commercialisation of our quiet little street that this developer is proposing.

Sincerely



Fay Jackson

George Kyprianou

24 The Terrace Brunswick Heads NSW 2483

georgekyp@yahoo.com

0414570200

7th July 2019

Recipient: Byron Shire Council Re: Objections to DA No. 10.2019.301.1 Developer :Sasha Hopkins, CEO of The A Team and Short St Long Stay PTY LTD
Development site: 16 Short Street, Brunswick Heads

Dear Byron Shire Council
I am writing to make a submission regarding the Development No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

This development is definitely not in keeping with our village ethos or our motto, "Simple Pleasures". We are constantly annoyed by noise from the caravan part on the terrace and would not wish that upon other residents in Brunswick Heads. These large developments are not in keeping with the philosophy of our town. People live here to escape the noise and partying of big cities. Leave Brunswick Heads a village, if we keep losing houses to these developers it will lose its residents and its charm.

Once the building height plane is exceeded, it sets a dangerous precedent that the next developer will use and then there is no stopping it.

The house is too big for the street and would be an eyesore. The village atmosphere will disappear. We will become like every other over developed town. Keep Brunswick Heads unique, after all its the reason we all love it.

This development should not be allowed. Please refuse it on the grounds that it will create a lot of disturbance in the street and to many of the families and elderly residents who have lived here most of their lives.

Regards

George Kyprianou

George Stinson
14 Short Street
BRUNSWICK HEADS
NSW 2483

5 July 2019

The General Manager
PO Box 219
Mullumbimby NSW 2482

Email: council@byron.nsw.gov.au;

Subject: Objection to proposed development application 10.2019.301.1 for the demolition of the existing dwelling and construction of two dwellings and two swimming pools to form a detached dual occupancy.
Property address: 16 Short Street Brunswick Heads
Property Description: Lot 4 Sec 25 DP 758171

Thank you for the opportunity to provide a submission to the proposed development at 16 Short Street Brunswick Heads. I apologise for this letter not being a well set out progression at times. I have had little sleep and have been called upon to help a lot of outraged people understand this development and my reserves are low as I try to get this in before the 4:00pm deadline.

Please accept this as my personal submission. My wife Fay Jackson and I have commissioned Wayne Bartram of Certifiers 2U to write a report and make a submission on our behalf. You will receive that submission directly from their office. My submission has been based somewhat on their report but I have added other sections and more detail in some areas. Please consider both documents, as well as a separate submission from Fay.

I was advised by Sharyn French that submissions will still be accepted up until 31st July so I hope to revise and complete this submission if that is correct.

I am the co-owner of 14 Short Street, the property directly adjacent the proposed development. ~~I and~~ I believe that a property owner should be able to develop on their own property. In fact, we have submitted a DA to council to erect a dwelling for us to live in in our back yard. However, we believe that the development should not overly impact the adjoining property owners nor should it detract from the character of the neighbourhood. To that end we have informed our neighbours of our intentions and we have endeavoured to minimise impacts on those neighbours and the streetscape. We've chosen to build a lower pitched roof, single storey, four bedroom dwelling with a stepped front elevation designed to fit in and enhance the character and streetscape of our Bruns. I think it will add to the value of surrounding houses. That's just what you should do if you have any sense of responsibility to anyone but yourself.

We have very little superannuation and have gone out on a limb financially to do this project with the hope that we may be able to retire sometime soon (I'm 65, a carpenter by trade and need two knee replacements so I don't have many options). So I understand the profit motive. But I believe that this project is a travesty, an obscene grab for maximum profits that will rob the value of the surrounding houses of more than he stands to gain and will destroy the very nature and feel of the most special town I know.

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If this development goes ahead we would have to move. We could not put up with the noise, disruption and angst. We would not be the only ones. With the impact of this development on house prices (other than knockdowns) my wife and I would probably have to keep working or rely on the pension.

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With this being said I wish to object to the proposed development application for the following reasons:

1. **Characterising of the proposed Development**

Whilst the development has been applied for as a dual occupancy, a review of the proposed development makes it clear that the potential use of these "dwellings" can each have dual living spaces and with each bedroom having its own ensuite bathroom it gives the appearance of a tourist accommodation / dual living accommodation / guest house accommodation for each of the proposed dwellings. The Ardent ~~b~~Building ~~S~~specifications in the DA include the provision of electrical circuits for two stoves, two rangehoods, two refrigerators and two dishwashers for each dwelling. This vindicates generally held views that the wet bars are intended to be full kitchens.

The name of the company formed to develop the property as listed on the DA is **Short Street Long Stay Pty Ltd.**

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Similar to the NSW Land and Environment Court judgement of *Hornsby Shire Council v Trives,* Council's challenge will be that the development will need to be properly characterised, the proposed development could not be described as "dual occupancy" due to the configuration of the buildings and the potential use of the buildings for an alternative purpose.

The development is considered to be for a particular purpose if that purpose is the dominant purpose of the development. This purpose is the reason for which the development is to be undertaken or the end to which the development serves. Council will have determine whether a development is (or will be) for a particular purpose and an enquiry into how that purpose will be achieved by the development is necessary depending on the facts of each case. If the development is ultimately for the purpose of a tourist facility or other prohibited use then Council should refuse the development application.

2. **Byron LEP 2014 - Clause 4.4 Floor Space Ratio.**

The proposed development fails to meet the objectives of the floor space ratio clause in that the new buildings are not appropriate in relation to the character, amenity and environment of the locality.

The Brunswick Character of the Short Street area is what makes the neighbourhood distinctive from another. It is the way a place 'looks and feels'. It is created by the way built and natural elements in both the public realm and private domain interrelate with one another, including the interplay between buildings, architectural style, subdivision patterns, activity, topography and vegetation.

The proposed development does not display the same character of the existing area and with the high (minimum 1.8 metre high pool fencing required for the front fencing) there will be a disconnection of the public private interface which is out of character with this area. Compatibility is different from sameness, as it allows for many different features to coexist together harmoniously, however this development will not be compatible with the character of this area. Good planning should ensure all places have a future desired character and once this has been established the planning framework can be used to guide the degree of change needed to achieve that vision. Respecting character does not mean that new development cannot occur, instead, it means that a design-led approach needs to be implemented which builds on the valued characteristics of individual neighbourhoods and places. Built form, bulk, scale and height as well as landscaping and good design all play a part in ensuring the character of an area is maintained while still allowing for new development to occur. Good design in the built environment is informed by and derived from its location, context and social setting. Unfortunately the proposed design does not meet these requirement as the bulk and scale of the proposed building limits the landscape (including private open space) necessary to maintain the character of this area.

Additionally the proposed development does not enable a diversity of housing types by encouraging low scale density housing and a review of the development floor areas indicates that the maximum floor space ratios for dual occupancy in Zone R2 Low Density Residential of 0.5:1 appears to be breached as the floor space calculations provided do not consider all the floor space for the development.

As the development is out of character with the existing character of this area and appears to breach Council's Floor Space Ratio, Council should refuse the development application.

3. Byron LEP 2014 – Clause 4.6 Exceptions to development standards.

Where is it established that the Floor Space Ratio (FSR) is greater than 0.5:1 allowable for a dual occupancy in Zone R2 the development consent must not be granted for a development that contravenes a development standard. Additionally the applicant has not provided a written request that seeks to justify the contravention of the development standard by demonstrating that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.

A variation to the FSR for the proposed development will not be in the public interest because it is inconsistent with the objectives of this standard and the objectives for development within the zone in which the development is proposed to be carried out, and as such, Council should refuse the development application.

4. Tree Removal

The site has three, 25 metre high Hoop Pine trees along the rear boundary facing Galleon Lane. These were planted in either 1945 or 1960 by the previous owner, a returned World War II veteran. The applicant proposes the removal of one of these trees for driveway access to~~to enable~~ the development.~~1960.~~ Whilst the development application proposed to keep the two other historic Hoop Pines~~ s~~, the location of the second dwelling intruding into~~within~~ the dripline of this tree by 2.7 metres to a distance of only 2.5 metres from the trunks will mean that the tree would certainly~~is likely to~~ be so extensively damaged ~~and / or affected~~ by the massive pruning required or by the footing excavation for construction of the development that they would not possibly survive. In the unlikely event that the trees were

retained and construction completed, the growth of the trees roots would likely damage the foundations of the building.

It doesn't seem feasible that the builder, engineer or any person experienced in the building / construction industry inspecting the site would not have advised the applicant that the proposed setback from the trees was manifestly inadequate. Why was the setback not increased if the applicant genuinely wanted to retain the trees? I believe that the applicant is trying to avoid council refusal or conditions set to save the trees, knowing that it would be a simple matter to have them removed if the development was approved with the 4.5 metre setback.

The three- hoop pines within the laneway add to the character and history of the area and should both be retained and any development should be adequately separated from these environmental assets to retain and prevent damage to these trees.

5. **Solar Access and Privacy**

Contrary to the Statement of Environmental Effects, due to the height of the buildings and the location of the decks and second storey outside living spaces there is likely to be overshading of adjoining properties removing solar access to existing and future solar services and solar access. The occupants of 14 Short St intends to add solar panels to the proposed dwelling in the rear of their property. The optimum and obvious placement for these for would be on the western half of the roof as it has the lower pitch of the two, and, while northern pitched roofs are the optimum, western roofs are favoured over eastern roofs by experts because of the moisture content in morning skies. Non-compliance with the Building Height Plane provisions of the Byron Development Control Plan 2014 clearly also adds to overshading and the reduction of solar access.

Privacy to all adjoining properties is also likely to be affected and due the large amount of building areas, driveways and pool areas, there is limited opportunity for landscaping to improve privacy. Eastern side windows of the dwelling to the front of the property (north) will affect the deck and patio of 14 Short Street. Windows W27,28,29,33,34 directly affect the recreational pursuits and privacy of 14 Short Street and should be removed or have privacy screens. There are large and numerous front and rear balconies bordering the side elevations that overlook the adjoining blocks. A reduction in the size of the building(s) and compliance with the Building Height Plane would improve the privacy and solar access.

Privacy, solar access and access to views would be similarly reduced for the existing and future development of 18 Short St.

6. **Bulk and scale.**

Contrary to the Statement of Environmental Effects and, as previously nominated in the floor space ratio issue, the bulk and scale of the proposed development is not consistent with the existing development in this neighbourhood. Design and siting is not consistent with both the character of the neighbourhood and the Byron Development Control Plan 2014. The proposed development with its high, imposing and almost flat facade takes up virtually the entire width of the property and together the two houses will be a large, imposing block of development not suited to the streetscape.

Development application does not demonstrate compliance with Chapter E4 – Brunswick Heads of DCP 2014 for the character, bulk, scale, density, streetscape and landscape treatment of proposed development. The development is not compatible with and will not enhance the low-key, family-friendly, coastal village character, scale and streetscape of Brunswick Heads, its built environment and its surrounds. The proposed development will not be consistent and compatible with the relevant characteristics and criteria for the Residential Areas with the building materials, textures, finishes and colours not compatible with and enhancing the coastal village character and scale of Brunswick Heads.

Due to the extremely large proposed built forms, swimming pools, vehicular parking and driveways for the proposed development, it is difficult to see that the requirements of other provisions of DCP 2014 in regards to Chapters B9 Landscaping can also be met.

Given the size of the block and no constraints such as sewer lines and easements etc the applicant should design the buildings to fit the block within the LEP 2014 and DCP 2014 requirements whilst maintaining the E4.2.1 Character, Bulk and Scale of Development objective of ensuring that all development are consistent with, and will maintain and enhance the low-key, family-friendly, coastal village character, streetscape and scale of Brunswick Heads. Any failure to comply with the DCP provisions indicates an overdevelopment of the property and such as Council should refuse the development application as it would be inconsistent with the community's desired outcome for the Brunswick Heads Community.

7. ~~Inadequate traffic movement provisions / parking~~Noise

~~7.~~8.Inadequate traffic movement provisions / parking.

Whilst the development proposes 2 double garages (one for each dwelling) there are 10 ensuite bedrooms and where these are used by adults with vehicles there will be a significant shortage of car parking on the development site.

The estimate of 9-10 car movements per day for a development with 10 bedrooms is a gross underestimation. And if it is approved as a boarding house in the future it will have a huge number of resident and visitor vehicles accessing the lane and the street at all hours.

The parking and circulation area does not allow for vehicles to leave in a forward direction and with a 1.8 metre high front fence of the pool yard the line of sight for vehicular movements may lead to a vehicle / pedestrian conflict with vehicles reversing from this development.

~~8.~~9. Building Height Plane. (DCP 2014 – D1.2.1)

The Building Height Plane objectives are to ensure that residential development is designed to minimise impacts on solar access and privacy on adjoining properties, and on the views from adjacent existing buildings and to ensure that the occupants of the building or buildings will enjoy the optimum use of winter sunlight and summer shade.

The proposed development does not propose to meet the Prescriptive Measures of DCP 2014 and the development application does not meet the performance criteria of DCP 2014 as the development is not set back progressively from the site boundaries as height

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increases so that they do not adversely affect existing or future development on adjoining properties by way of overshadowing, impinging on privacy or obstructing views.

The development is not designed so that they will promote energy efficiency and so that residents may enjoy optimum use of winter sunlight and summer shade and the development application has not demonstrated that the windows of living areas (decks, living rooms, bedrooms, kitchens, etc.) of development on adjoining properties will, as a minimum, retain full solar access between the hours of 9.00am to 3.00pm on any day.

The applicant states that in regard to the Building Height Plan encroachments of the proposed buildings, *"due to the orientation of the subject and the adjoining lots (long boundary running north-south) there will not be any adverse impacts on or loss of privacy, overshadowing or amenity issues that will result from the encroachments."* ~~The DCP advises in Section D1.2.1. 6. only a Dwelling-house development **(not a dual occupancy)** may be permitted to encroach into the side setback and building height plane where it enhances the design of buildings, complements the streetscape and does not adversely affect privacy, solar access, microclimate, traffic safety or amenity of adjoining development. This is not the case with this development.~~

~~The DCP states in Section D.1.2.2~~
~~2. An exemption from the **building height plane** may be considered in relation to one or more boundaries in the following circumstances:~~
~~a) where the floor level is required to be above ground level to comply with Council's requirements for flood protection; or Does not apply~~
~~b) for the zero lot line boundaries of **semi-detached dwellings** and **attached dwellings**; or Does not apply~~
~~c) in circumstances referred to in Prescriptive Measure 2. of Section D1.2.2.~~

~~Section D1.2.2 Prescriptive Measure 2 states;~~

~~**2.** Minimum Side and Rear Boundary **Setbacks**~~
~~a) Side and rear **setbacks** are to be a minimum 900mm, with all **dwellings** also complying with the requirements of the **building height plane**. Does not apply~~
~~b) In urban residential areas, Council may consent to the construction of one or more building walls set back less than 900mm from a side or rear boundary, such that the building/s cannot comply with the **building height plane**, where:~~

~~i) such wall or walls contain no openings; AND As the applicant states, there are a total of eleven windows on the eastern and western first floor elevations. This condition is an absolute requirement that has not been met~~

~~ii) it is demonstrated to Council's satisfaction that the development, if carried out, would improve the siting or orientation of the **dwelling/s** or the provision of private open space; and would not significantly:~~
~~increase the overshadowing of adjoining properties; or~~
~~reduce the level of privacy enjoyed by adjoining properties.~~ There is no evidence provided by the applicant that supports this statement~~clause ii)~~. It does significantly increase the overshadowing of both adjoining properties as the ~~the~~ buildings are 4.5 metres wider at the eaves than if the buildings complied with the Building Height Plane. This is not an insignificant amount.

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It does significantly reduce the level of privacy enjoyed by adjoining properties due to the fact that the first storey walls include a significant number of windows (eleven) and they are over two metres closer to the adjoining dwellings and have a higher angle than if they were compliant with the Building Height Plane. It also has the effect of having the balconies at either end of the buildings over 2 metres closer and having a higher angle of view and higher levels of noise transference.

On our side of the block "residence" 1 will have a fenced 1.2 metre path alongside the length of the building. Along with the pool, this will prevent any planting of effective screen plants. If the building was reduced in width to comply with the Building Height Plane all the way to ground level then there is more likelihood that this could be achieved, both by allowing space for plantings and for reducing the overlooking angle.

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Again any failure to comply with the DCP provisions is not warranted, justified or desirable. It indicates an overdevelopment of the property and as such Council should refuse the development application as it would be inconsistent with the community's desired outcome for the Brunswick Heads Community.

~~9.~~10. Setbacks from Boundaries (DCP 2014 – D1.2.2)

The objective of providing prescribed setbacks is to achieve varied and interesting streets that complement and harmonise with existing and planned streetscapes and development in the locality and to achieve good orientation and spacing of residential developments that achieve high quality living environments relative to sunlight, shade, wind and weather protection, residential amenity and proximity of neighbouring development.

The proposed development does not meet these objectives and does not propose to meet the Prescriptive Measures of DCP 2014 and the development application does not meet the performance criteria of DCP 2014

The proposed development does not appear to be effectively designed to create **useable** and liveable private open space and courtyards with each dwelling not able to provide the minimum private open space at ground level not located in the front setback, having a minimum area of 30m^2 and a minimum length and width each of 4 metres.

Whilst the DCP also advised that even strict compliance with the minimum setback prescriptive measures will not necessarily meet the objective, the proposed development does not even attempt to meet the minimum prescriptive measure of no development within the building setbacks other than garbage storage facilities, mail boxes, landscaping and driveway, with a swimming pool proposed in the front setback area. As previously advised this will require a high front fence which is not consistent with the development in this area.

The requirement that a front fence be set back 0.5 metres to allow for planting on the street side is also not provided for.

The Minimum Setbacks for Swimming Pools and Spas to the outer edge of the pool concourse or coping of one (1) metre from the side or rear boundaries, with the water line

being a minimum of 1.5 metres from those boundaries has not been met/ specified and the overdevelopment of the site will also make the placement of pool pumps to be located as far back from a side or rear boundary as practical very difficult.

In conclusion, I ask council to look at the following facts;

- It is a large block, one of the largest blocks in Brunswick Heads.
- There are no constraints concerning an existing structure or suchlike.
- Given that the property was recently purchased and considering the length of time that negotiations for the sale took place, the developer had ample time to acquaint himself with the LEP, the DCP and all other regulations controlling development of the site.
- The applicant had ample opportunity to consult with the neighbours but chose not to.
- There are no extenuating circumstances detailed in the application
- There is a general consensus in the community as to the inappropriate nature of this development indicated by the number of submissions against it and the representations made to myself regarding it.
- The lack of transparency, openness and accessibility in the provision and presentation of the development application documentation.
- The inadequacies, inaccuracies and omissions within the application.

It would seem to me that considering the points above, if Council sees fit to allow contravention by this development of the DCP 2014 and any other leglislation and regulations applicable, then Council might as well rescind them now as they should not apply anywhere in our beautiful Brunswick Heads.

Please, please enforce the Development Control Pan that a previous council has formulated with a view to protect our community from inappropriate and unscrupulous development. This is such a development, and if approved will set a precedent and will have far reaching effects that will destroy the very fabric of Brunswick Heads and Mullumbimby as well.

I would like to be advised when council is considering this development and request that we be allowed to attend present our case. Thank you.

Ronald (George) Stinson
14 Short St
Brunswick Heads
0409 001 846

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From:	Georgie Taylor
To:	submissions
Subject:	Objections to DA No: 10.2019.301.1
Date:	Monday, 8 July 2019 2:44:23 PM

Dear Byron Shire Council,

Re: Developer Sasha Hopkins, CEO of the A Team and Short St Long Stay Pty Ltd

Development site 16 Short St Brunswick Heads

I write with regards to the proposed development at the above address.

I am opposed to the development on a number of levels, the main one being, I feel that the development is inappropriate for the suburb.
Brunswick Heads is home to families, many with young children and elderly folk, who have no desire to have a "party" house as neighbours.
Insufficient consideration has been given to parking for an average of 10 persons per house.(only 2 car spaces accommodated on DA?)
2 large Wet Bars?? Seriously??
4 alfresco areas(how many persons will THESE be capable of accommodating?)
Byron Shire had a number of Event Venues(private homes) which were used for weddings, these have ALL been restricted due to noise levels and complaints from neighbouring homes. What, do you think, will be the case with this "house"?

The sheer size of the 2 buildings makes it unacceptable, as, I believe, Byron Shire has a building height plane which in this case will overlook private dwellings on both sides. Not acceptable at all, many privacy issues and invasion of other people's' space(their right to the privacy of their own back or front yard and windows).
I have to say that I believe these two "hotel style accommodations" need to be refused on many grounds, not the least of which, is that if approved, this will "open the door" for other developments of this nature, not only in Brunswick Heads, which will lose its village atmosphere and its character, but also to the rest of the Shire.
Byron is not just a "party" town, it is a place where many come to relax and enjoy a peaceful break, away from the city.

Thank you for your time.

Georgie Taylor,
14 Bayside Way
Brunswick Heads 2483
Email: byronflowerista@gmail.com
Mob: 0487297857

Sent from my iPhone

From:	Graeme
To:	submissions
Subject:	Objection to DA No. 10.20L9.30.1 Developer:Sasha Hopkins, CEO of The A Team and Short St Long Stay PTY LTD
Date:	Monday, 8 July 2019 7:01:43 PM

Recipient: Byron Shire Council
Re: Objections to DA No. 10.20L9.30.1 Developer:Sasha Hopkins, CEO of The A Team and Short St Long Stay PTY LTD
Development site: 16 Short Street, Brunswick Heads

Dear Sir or Madam
I am a regular visitor to Brunswick Heads and friend of a long time home owner. I am writing out of concern with regard to the above DA which is seeking approval. I believe the development is totally incompatible with the local area. Many elderly people and young families live next to and in the immediate vicinity of this quiet location.

The Byron DCP says that a development shall "maintain and enhance the low key, family friendly, coastal village character, streetscape and scale of Brunswick Heads". This development does not do that. It is neither low key nor in character with the surrounding village.

There are insufficient car parking spaces, so people will park on the street which will impact residents nearby with the constant coming and going of so many people

I do not believe that Council should grant the owner's request to let him exceed the Building Height Plan. The Plan is there in order to prevent buildings of this type from being built in Brunswick Heads. The size and scale does not suis the surrounding streetscape.

I believe this development which purports to be a residential property will obviously be a commercial prospect for the developer. This project will affect the amenity and well being of those living nearby. Add to that.the likelihood of short term partying guests and the wet bar and 2 pools which will create noise, probably with loud music and alcohol driven behaviour spilling out onto the street.

Please reject this DA for the above very valid reasons.

Graeme Batterbury
PO Box 3040,
Lismore NSW 2480
ph: 0413 613 690
e: stageone@nrg.com.au

From:	Greg & Dawn
To:	submissions
Subject:	Objection to DA no. 10.2019.301.1
Date:	Monday, 8 July 2019 7:51:09 AM

We wish to object to DA No. 10.2019.301.1 at 16 Short St, Brunswick Heads. This development should be refused outright.
We do not think that Council should grant this request to allow this developer to exceed the Building Height Plane. The size, scale and bulk of this development does not suit the surrounding streetscape.
Any developments in Brunswick Heads should have to adhere to current building codes.
We do not think this development is compatible with the character of Brunswick Heads as it does not maintain or enhance the low key family friendly, coastal village character, streetscape and scale of Brunswick Heads. This development seems to be no more than 2 boarding houses on 1 block of land. There is only provision for 2 off street parking spaces per building and the result will be overcrowded parking and blocking access in Galleon Lane and Short Street.
The overall aspects of this development will lead to the destruction of the very core of Brunswick Heads and would certainly be of major safety and security concern to the elderly residents in the area.
Regards,
Greg Cook & Dawn Gill
4 Teven St
Brunswick Heads

Submission regarding;

DA 10.2019.301.1 16 Short Street, Brunswick Heads

This submission is a very strong objection to the DA. The potential precedent setting nature of this proposal is extremely concerning for the entire village of Brunswick Heads.

A. I'm concerned about the phrase 'Long Term Stay', what does this mean? As it stands this DA can be readily interpreted as a 'boutique motel' or a boarding house of 10 bedrooms with 2 common kitchens. This type of development does not pass the ' existing character test' in any shape or form. If it were to go ahead, I'd be deeply concerned about potential impacts on the amenity of the surrounding community; especially the neighbouring and adjacent houses. (It is worth noting here that in recent years a DA for a boarding house in Teven St Brunswick Heads was refused by the NSW Land and Environment Court due to the DA being deemed to be out of 'character' with the existing urban development).

B. The area of the allotment is 1014sqm of which the proponent states 64% will be landscaped. Unless my figures are incorrect 64% of 1014sqm is 648.96sq and not the proposed 180sqm. (Even if I add in the alfresco, balconies, patios and porch areas of Residence 1 and 2 I get 76.1sqm and 86sqm respectively. This gives a total of 162.1sqm and if added to the 180sqm it equates to 342.1sqm or 33.73%, still well short of the 64% stated as 'landscaped.)

C. It appears to me that the developer is pushing the envelope to see where council will draw the line… many aspects of this DA overreach our current planning specifications eg negative impact on neighbours access to sunlight. Will council hold fast and ensure developers coming into the shire will have to comply and build dwellings that are in keeping with the existing character of the community in Brunswick Heads?

D. Waste Minimization B8 raises a question. Does the applicant envisage 3 wheelie bins (red, green and gold) for each dwelling which means there has to be provision for 6 wheelie bins for pick up? Given that each dwelling has 5 bedrooms and each bedroom can accommodate, in practice 2 people (at least), each means 10 people en site per dwelling or garage generated by 20 people per week with the red and yellow bins only picked up on a fortnightly basis!

E. The applicant's claim that the DA will not adversely impact the local streetscape or scenic qualities of the area is laughable. It is such a massive overdevelopment of the site, I would argue that it is not only at variance with the streetscape but further to that it would inevitably erode the current streetscape and scenic qualities of the locale.

F. Solar access and privacy for the adjoining neighbours will be adversely impacted. The applicant should be compelled to present a shadow diagram of the impact of this

proposal on the adjoining neighbours. Further to that I believe the applicant should have to comply with existing planning specifications regarding impact on solar access.

G. The car parking and traffic issue is a major concern. Whilst a dual occupancy only requires 2 car spaces/dwelling, this DA doesn't 'fit' with any notion of a conventional dual occupancy. The provision for stack parking in the driveway adjoining Short Street is simply BAD planning and the precedent setting is to be avoided. The alleged traffic generation is highly questionable with this DA. Council is encouraged to look at traffic generation from 10 vehicle movements/day because of the very heading for this DA.

H. Concerns are raised about equating a dual occupancy to 'affordable housing' and confirms this DA is more and more a quasi boarding house in practice or at worse an unacceptable, because of its density of bedrooms, a medium density development in a R2 zone.

I. Violation of the building height plane is simply an insult to BLEP's planning instruments. The applicant should be asked to present the diagrams with Council's required building height plane superimposed on them.

J. The two 'swimming pools' is a concern from the point of view of noise impact on surrounding houses.

K. Reference to existing services such as water, sewerage etc. is insufficient as more needs to be made transparent in terms of additional ET entitlement associated with the development and the cost involved.

L. The applicant claims that only one Hoop Pine is to be removed and that there will not be any impact on fauna. I can tell you as a neighbour there are three magnificent Hoop Pines at the back of the block. These trees which have become a much loved landmark in our streetscape were planted there by the previous owners Eric & Gloria Marshall some 70 years ago; as such these trees have become part of local folklore and are regarded as iconic trees in the Galleon Lane streetscape. These majestic local rainforest trees are beacons for local birds. Each year we have Magpies living, roosting and nesting in the Hoop Pines, flocks of itinerant, boisterous Fig Birds roost, nest and raise their young in the Hoop Pines. The Hoop Pines also provide refuge for raucous flocks of Sulphur Crested Cockatoos, Little Corellas, Yellow Tailed Black Cockatoos, King Parrots, Rainbow Lorikeets, Blue Faced Honey Eaters and Galahs.

Greg Flint
13 Teven St
Brunswick Heads 2483
30.6.19

From:	Irene Feuz
To:	submissions
Subject:	DA No 10.2019.301.1 - 16 SHORT STREET BRUNSWICK HEADS
Date:	Friday, 5 July 2019 3:57:28 PM
Attachments:	IMG_9633.jpg

Sent from my iPhone

From: Jenny C
To: submissions
Subject: re da no.10.2019.301.1 developement 16 Short Street Brunswick heads
Date: Monday, 8 July 2019 3:50:41 PM

To whom this may concern

Please council do not turn Brunswick Heads into another Byron Bay once something like this gets passed you are opening PANDROAs box to all and sundry. Next there will be houses with towers to read the surf and beach weather from the back blocks of residential Brunswick Heads so up goes the height level . Be very careful you stick to height levels or all planning will come undone.

I feel for the people who have to live in the near proximate area of this building . why dont the council go like Barnaby Joyce suggest every building has no grass all cement and pebbles to stop the waste of water. Some suburbs in Perth are like this as their climate is of extreme drought so less water used .

I am finding life very difficult to live in a town that is fast getting out of control let alone council allowing megabuck businesses trying to destroy our landscape and residential area . So I am saying no to allowing this premises to be built . The parking also being a night mare for all

your sincerely long time resident
and rate payer
Mrs Jennifer Cornwell

Sent from my iPad

From: Joan Ajala
To: council
Subject: Development Proposal 16 Short Street, Brunswick Heads.
Date: Saturday, 29 June 2019 10:13:30 PM

Dear Sir/Madam, I am making the following submission regarding the proposed development at 16 Short Street, Brunswick Heads, and listing some of my objections to this development. The technical objections will be made by others, so mine are based on my own observations as a resident and home owner at No. 6 Short Street for the past thirty years.

1. The large scale and the architecture of this development is not in keeping with our small, quiet street, which still retains the quiet and peaceful character of our holiday/fishing village with its mostly small, single family traditional beach cottages, lived in by their owners.

2. The ecological footprint of the development is wasteful for a society which is trying to limit water and power usage. The sewage system is already under stress. This development requires an absurd ten en-suites with toilet and shower in each.

3. If not now, then in future, this development could too easily be used as two boarding houses or Air B&B's to lodge people coming to our various public festivals or to privately organised camps. It would be very lucrative for the owners. To say they are family homes beggars belief. Most homes in Brunswick Heads have two to four bedrooms, with a maximum of two toilets and bathrooms which adequately serve the families who live there.

4. Not one swimming pool, but two. Again, this does not fit in with the touted 'family' needs.

5. When fully occupied, these two huge 5- bedroom houses, each with five en-suites plus powder rooms would engender a minimum of ten cars. There is no adequate parking for these on Short Street, and certainly not in narrow Galleon Lane.

6. Short Street surface is already crumbling near the intersection with Tweed Street, despite its light traffic. We do not need a large influx of more vehicles on the street.

7. In short, Brunswick Heads is so popular because it has retained its unique character as an original small fishing village, with mostly single family beach cottages. We treasure our laid-back living style and the atmosphere of safe, peaceful living that goes with it. We should only encourage development that fits into this unique place. We don't want another Byron Bay or have Gold and Sunshine Coast-type developments taking over our village.

Signed, Joan Ajala. Tel: 0266 851056. Mob: 0401830971
6 Short Street
Brunswick Heads, 2483.

From:	Joan Ajala
To:	submissions
Subject:	Fwd: Development Proposal 16 Short Street, Brunswick Heads.
Date:	Sunday, 30 June 2019 10:30:25 PM

From: Joan Ajala <joan.m.ajala@gmail.com>
Date: 29 June 2019 at 10:13:20 pm AEST
To: Byron Shire Council <council@byron.nsw.gov.au>
Subject: Development Proposal 16 Short Street, Brunswick Heads.

Dear Sir/Madam, I am making the following submission regarding the proposed development at 16 Short Street, Brunswick Heads, and listing some of my objections to this development. The technical objections will be made by others, so mine are based on my own observations as a resident and home owner at No. 6 Short Street for the past thirty years.

1. The large scale and the architecture of this development is not in keeping with our small, quiet street, which still retains the quiet and peaceful character of our holiday/fishing village with its mostly small, single family traditional beach cottages, lived in by their owners.

2. The ecological footprint of the development is wasteful for a society which is trying to limit water and power usage. The sewage system is already under stress. This development requires an absurd ten en-suites with toilet and shower in each.

3. If not now, then in future, this development could too easily be used as two boarding houses or Air B&B's to lodge people coming to our various public festivals or to privately organised camps. It would be very lucrative for the owners. To say they are family homes beggars belief. Most homes in Brunswick Heads have two to four bedrooms, with a maximum of two toilets and bathrooms which adequately serve the families who live there.

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7. In short, Brunswick Heads is so popular because it has retained its unique

character as an original small fishing village, with mostly single family beach cottages. We treasure our laid-back living style and the atmosphere of safe, peaceful living that goes with it. We should only encourage development that fits into this unique place. We don’t want another Byron Bay or have Gold and Sunshine Coast-type developments taking over our village.

Signed, Joan Ajala. Tel: 0266 851056. Mob: 0401830971
6 Short Street
Brunswick Heads, 2483.

From: Jo Pilgrim
To: submissions
Subject: Comments on DA 16 Short Street, Brunswick Heads
Date: Monday, 8 July 2019 3:59:13 PM

Dear Byron Councilors
As a resident of Brunswick Heads I am writing to express my serious concerns about DA no. 10.2019.301.1 for 16 Short Street, Brunswick Heads. My concerns are as follows:
I find the design of the dwellings proposed do not fit with the character of Brunswick Heads. They are not compatible with and will not enhance the low key, family, coastal village character, scale and street scape of Brunswick heads and its built environments and surrounds. The proposed dwellings do not comply with Chapter E4 of the Brunswick Heads Development Control Plan (2014) for the character, built scale, density, streetscape and landscape treatment. Nor does the proposal fit with the draft Character Statement for this section of Brunswick Heads that we as residents were asked to comment on recently. As a resident of Brunswick Heads I am concerned about the character of the town and want it to be retained.
Page 11 of the DA states that the two dwellings will not adversely affect the solar access of adjoining buildings. In conjunction with this page 19 states they are requesting an exemption from the building height plane requirements. Due to its size and scale this proposal will affect the amount of sunlight for neighbouring blocks, and for some, the sunlight lost may be enough to make a difference between needing to use a heater in winter and not. As we are all pushed to be more consciously of energy use I think access to sunlight is key.
The DA claims that the plans meet the requirements for floor space ratio (FSR). Looking at the plans I find this very hard to believe and I hope Council will check this thoroughly. I also find it rather disingenuous that the proposer did not include a full site plan showing the two proposed dwellings in context of each other on the block.
I do not feel this dual occupancy development is within the spirit of “dual occupancy” as intended for our Shire. Two very large 5 bedroom houses, literally crammed on to the block, with very limited outdoor or garden space for the amenity of the residents. In fact, I fell this DA has been submitted under the guise of a residential dwelling but may be intended for other purposes. The documents submitted included a cost estimate for ONE HOUSE. This is double to get the full cost of the DA. In this cost for ONE HOUSE, reference is made to 2 circuits for stoves, cost of installing 2 range hoods, 2 x dishwashers, 2 x fridges etc. With external access to both floors and the wet bar in the billard room, and I feel that the buildings have been designed to be turned into two flats each.
Trees – the DA proposes to build within 2.5 metres of the retained hoop pine tree which is 59 years old. I do not think this is feasible and in fact both of the 59 year old hoop pines will be lost.
Parking - a 5 bedroom house, each with ensuite does not seem like a regular family home and will in all likelihood have a greater requirement for parking than a normal

dwelling and this does not appear to be catered for in the proposal. This is especially concerning for the dwelling on Galleon lane as there is very limited room for on-street parking. High levels of on-street parking in laneways in Brunswick Heads is becoming an increasing problem and presents access problems for other residents and emergency services.
With 14 toilets on a single residential block I am concerned about the capacity of the sewerage system. I also hope that the developer will be charged accordingly for this extra burden on the sewerage system. I understand this is to do with ET entitlement and ask whether this has been incorporated into the cost.
Thank you and best regards
Joanna Pilgrim
11 Minyon Street
Brunswick Heads

From: no-reply-da-tracking@byron.nsw.gov.au
To: submissions
Subject: 10.2019.301.1_Submission and Acknowledgement_Oppose_jodico@mysoul.com.au - Jodie Di Costanzo
Date: Monday, 8 July 2019 4:19:35 PM

Description: Demolition of existing Dwelling House and Construction of Two (2) New Dwellings and Two (2) Swimming Pools to create Dual Occupancy (Detached)

Properties: 16 Short St, Brunswick Heads 2483 NSW (LOT: 4 SEC: 25 DP: 758171)

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 Luke Munro of Council's Planning and Environment Department on 02 6626 7000.

Summary of Submission details.

Name: Jodie Di Costanzo
Address: 31 Nana St, Brunswick Heads
Phone:
EMail: jodico@mysoul.com.au
Submission: Oppose
Grounds For Objection or Support: This large scale building would change the unique face of our little village of Brunswick Heads. Removal of the hoop pine would be detrimental to the environment and would leave little to no greenscape on the property. Far too big for the size of the land. Property of this grand scale would definitely not be adhering to the 'affordable housing' legislation. Would change the streetscape and feel of our village.

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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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.

Submission re DA **10.2019.301.1** 16 Short Street Brunswick Heads

From Mr John Doig 6th July 2019

9 Miram Place Ocean Shores 2483 john.e.doig@hotmail .com

I am a regular visitor to Brunswick Heads as I visit my sister several times a week. Her house fronts Short St & backs onto Galleon Lane.

DA10.2019.301.1 is incompatible with the character, the size & style of architecture, lifestyle of residents in this location, but also is at odds with the concept of "Simple Pleasures" for residents and visitors.

Mr Hopkins, CEO of *Short Street Long Stay Pty Ltd*, demonstrates a complete lack of understanding of the lifestyle Bruns espouses. He has put forward a DA full of detail of interior plans & lists of fittings, tree removal, uncharacteristic building size but omits addressing environmental, community & social concerns. Calculations re landscape areas do not add up, the inadequate drainage in the area is not addressed & there is no drawing showing how the 2 residences are placed on the single block.

Assumptions re the use of these 2 five-bedroom residences would take a page itself – but I believe that:

- extending the building height would negatively impact the amenities of the neighbouring residences;
- the lack of adequate parking for owners, family & visitors to those 2 residences, creates a spill onto Short St;
- the use of narrow & eroding Galleon lane as access for Residence 2, and also for additional parking, is not possible especially with the open drains & poor surface, as it cannot be used as a two way lane;
- the placement of 2 swimming pools with additional noise & overflow in wet weather, will affect more than the immediate neighbours;
- the BASIX requirements are not met even minimally – no mention of solar panels, no water tanks, sparse, inadequate green space complicated by inaccurate calculations,

Council must NOT grant this DA.

If these 2 residences are lived in to capacity (10 large bedrooms, possible 20 , 14 toilets, 4 garaged parking spaces, 2 swimming pools + visitors over to socialise & use 2 wet bars) the impact on the entire street will not only set a precedent for other developers, but be detrimental to the social & personal well-being of the residents of Short St & adjacent streets, many of whom are elderly, or have young families who all value the low-key ambience of the streetscape, the treed aspect, including the wetlands 3 houses away.

Byron Shire with the various towns & villages have been addressing various land strategies to promote & envisage a viable, sustainable, creative, thriving future for all – residents, tourists, business owners & employees. This development is in distinct opposition to many opinions still being discussed within the community. The applicant should be advised to consider the recommendations of these various strategies.

To conclude, DA 10.2019.301.1 should be refused as it stands. Any amendments must show Mr Hopkins & planners understand & take on board not only compliance regulations set by local council & NSW Planning regulations, but the community & those most close to #16 Short St.

Sincerely *JEDoig*

From:	Brunswick Heads Progress Association
To:	Arnold, Mark; council
Subject:	16 Short St DA
Date:	Sunday, 30 June 2019 9:58:53 PM

Mark Arnold

General Manager

Byron Shire Council

DA No: 10.2019.301.1

16 Short Street, Brunswick Heads.

Owner: S Hopkins (Sole director) Short Street Long Stay Pty Ltd

Dear General Manager,

This is the content of our submission sent through the DA Tracker.

The Association requests that the exhibition period for this DA be extended as we have been informed that affected residents were not given the required notification of this DA and have not had time to put together detailed submissions.

The Association is very concerned about this DA and it will be discussed at our monthly meeting on Monday night. We are likely to submit a more detailed response to the DA after our meeting.

For the time being, we inform you that we oppose this development on the following grounds:

1. The site plan drawings being divided into two is misleading and make it more difficult than is necessary to get a full impression of the scale of the buildings on the block and their relationship to each other and the boundaries
2. The encroachments on the building height plane are substantial and not reasonable. Using the side boundary setbacks as justification for the encroachments is a sleight of hand. The spaces at the sides of the buildings are necessary to meet landscaping requirements (180m^2) due to the proximity of the buildings to each other and the front and rear boundaries.
3. There are adverse impacts on privacy, overshadowing and amenity on the neighbours as a result of the building height plane encroachments
4. We question that “64% of the site will remain undeveloped for landscaping”. This figure does not seem possible given the size of the block and the stated floor areas.
5. The scale and bulk of the development is inconsistent with the character of the immediate locality and if approved would set an undesirable precedent.
6. The application gives no evidence to support the claim that this development meets the requirements of Clause 6.7 (a) the need or providing, maintaining or retaining affordable housing. A development of 10 bedrooms, 10 bathrooms, 4 powder room/toilets, bars and billiard rooms seems more like holiday accommodation or an upmarket hostel than affordable housing to meet the needs of local residents.
7. The on-site parking is totally inadequate to service five bedroom houses of this scale.

Yours faithfully,

John Dunn

President

Brunswick Heads Progress Association
PO Box 168
Brunswick Heads NSW 2483
brunswickheadsprogressassoc@gmail.com
"Over 100 years old and still going strong"

Mark Arnold
General Manager
Byron Shire Council

DA No: 10.2019.301.1
16 Short Street, Brunswick Heads.
Owner: S Hopkins (Sole director) Short Street Long Stay Pty Ltd

Dear Mark,

Further to our objections in our original submission of 30 June (listed below) we would like you to consider the following:

1. The sole director of Short St Long Stay P/L is the CEO of The A Team Property Group that promotes "get rich quick" property investment schemes.

2. This DA exemplifies the A Team approach by seeking significant variations to the DCP specifications in order to allow the construction of buildings that will maximise financial returns through undefined tourist/commercial uses. They have nothing to do with affordable housing as claimed in the DA.

3. The DA ignores the social impacts of the buildings. The overshadowing and over viewing of adjoining properties impacts upon the amenity of the neighbours. The size and bulk of the buildings is not in keeping with the streetscape and this impacts adversely upon the whole community.

4. The DA ignores the social impacts of the future uses of these buildings. These buildings have the potential to be party houses with wet bars, billiard rooms, alfresco dining areas and pools. The current configuration could accommodate 10 people but this could be easily increased. It has the potential to severely impact upon nearby residents, some who have recently moved to Short St to enjoy a quiet lifestyle, and others who are elderly and have lived most of the their lives in the modest houses that contribute to the relaxed character of the town.

5. Two parking spaces for each of the building is inadequate. There is no space for street parking on Galleon Lane. This will result in significant on-street parking in Short St.

Yours sincerely,

John Dunn

President

Brunswick Heads Progress Association

Original Submission

1. The site plan drawings being divided into two is misleading and make it more difficult than is necessary to get a full impression of the scale of the buildings on the block and their relationship to each other and the boundaries
2. The encroachments on the building height plane are substantial and not reasonable. Using the side boundary setbacks as justification for the encroachments is a sleight of hand. The spaces at the sides of the buildings are necessary to meet landscaping requirements (180m^2) due to the proximity of the buildings to each other and the front and rear boundaries.
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6. The application gives no evidence to support the claim that this development meets the requirements of Clause 6.7 (a) the need or providing, maintaining or retaining affordable housing. A development of 10 bedrooms, 10 bathrooms, 4 powder room/toilets, bars and billiard rooms seems more like holiday accommodation or an upmarket hostel than affordable housing to meet the needs of local residents.
7. The on-site parking is totally inadequate to service five bedroom houses of this scale.

Yours faithfully,

John Dunn
President
Brunswick Heads Progress Association
Here are some points to help you get started on a submission:

' Look at the development plan no. 10.2019.301.1. on Byron Council website and see

what you think.

. You need to include your name and address in your submission or it won't be

considered.

' Say whether you think the development is compatible with the local area. The Byron

DCP says that a development shall "maintain and enhance the low key, family

friendly, coastal village character, streetscape and scale of Brunswick Heads".

Express your opinion whether this development does or doesn't.

' Give your opinion as to whether Council should grant his request to let him exceed

the Building Height Plane.

' Write whether you think the size and scale suits the surrounding streetscape.

' Maybe say how this may affect yourself andlor others you know. As you may know,

many elderly people live next to and in the immediate vicinity of this quiet location.

From:	karim kaufman
To:	submissions
Subject:	Da no 10.2019.301.1 objection.
Date:	Friday, 5 July 2019 9:04:55 AM

Hi my name is Karim Kaufman and I live at 12 teven street Brunswick heads. I am writing in relation to Da no 10.2019.301.1. as I feel it doesn't fit into the low key, family vibe of our town. It looks like it could end up an Airbnb party house which could destroy the atmosphere of the small coastal town. I don't think council should permit this da. The size and scale doesn't fit with the street and town. It shouldn't exceed regular Hight limits. If it goes ahead it will negatively effect the my experience living in the town that I love.

I hope this is taken into consideration.

Keith and Susan Batson
21 Short Street,
Brunswick Heads.
NSW 2483.
bato@mullum.com.au
0429857093.

5th July 2019.

Dear Byron Shire Council.

We are writing **to object to DA No. 10.2019.301.1 at 16 Short Street Brunswick Heads.**
Developer Sasha Hopkins, CEO of the A team and short Street Long Stay PTY LTD.

This development is not compatible with the residential zone of Short Street Brunswick Heads.

The size and scale of this proposal will certainly be used as holiday accommodation, Air B&B as an example.

The development consists of 10 queen bedrooms which equates to 20 people living and partying at any one time.

There are only 4 car parking spaces allowed for. Where are the other cars going to park? On the street or in the back lane.

This proposal should be in a tourism or commercial zone not a residential area.

It does not in any way meet the DCP for development in Brunswick Heads that says "maintain and enhance the low key, family friendly, coastal village character, streetscape and scale of Brunswick Heads"

Our town is already suffering of over development because of the Granny Flat legislation. Take the time and drive up the back lanes of Brunswick Heads and see how many Granny Flats that have been built in our town.

This development is in no way appropriate for Brunswick Heads and should be refused.

Yours Sincerely,

Keith & Susan Batson.

From:	Kelly O"Meara
To:	submissions
Subject:	16 short st brunswick Heads
Date:	Monday, 8 July 2019 7:34:25 PM

Hello

I would like to submit my disapproval of the developments by Sascha Hopkins in 16 SHort St Brunswick Heads. It sounds like this developments is aiming to exceed the building height and over shadow neighbors. It sounds like the intentions are for more bedrooms and bathrooms than a family would need and it sounds like a commercial enterprise in a residential area. The parking allocation would not support the amount of "guests" staying in such a place. The purpose of this enormous structure is not stated and I am suspicious of it.

I would not like this to proceed as it would set a precedent for other large developments in Brunswick Heads that may be covering up as commercial ventures which do not serve our community.

Regards
Kelly Dodd
60 Fingal St
Brunswick Heads

Brunswick Heads

72 Tweed St
Brunswick Heads NSW 2483
8th July2019

I appreciate the extended opportunity to detail my concerns regarding **DA 10.2019.301.1** for 16 Short Street BRUNSWICK HEADS. I object strongly to this DA & the precedents it could set for the future of this small coastal village.

I have been visiting Bruns for over 36 years, my mother lived in Mullumbimbi St until recently placed in local care home & my second son lives there now. I live, but commute for work, at the above address.
.
The developer does not understand the architectural character or lifestyle of this community & has not recognised the safety & health concerns that will further impact residents along Short St &, in particular, Galleon Lane, during consrtruction & afterwards. .

OBJECTIONS

1. Safety & Health concerns

There is **no lighting** down Galleon lane which has **deep open drains** & **narrowing width** due to massive potholes & erosion. This is a constant concern for residents & visitors as pedestrians, families with prams, drivers of private & commercial vehicles, some who need to reverse to clear the lane or have no turning circle width to exit.

There is an old high water pipe which exits down from the Byron end of Galleon Lane, from a house on the same Short St side as #16 which diverts down & along Teven St for water to flow into the river. It needs investigating to see if this potential construction has impacts. Residents who have lived here for up to 60 years here will be very helpful.

The **current condition of Byron St**, will cause issues for site access & increased difficulties for access for residents during construction & after. The drains are often so high with grass that vehicles get caught in them – fortunately for the Galleon Lane commercial smash repair business, help is close by. This business itself does create issues for traffic movement in this lane.

Image below of Commercial business in Galleon Lane

Vegetation & makeshift but necessary driveway access is common to residential entries off Galleon Lane but newer developments of secondary dwellings demonstrate better compliance to Council restrictions. However, they are still built extremely close to the existing lane surface.

See Appendix after my conclusion for more images

There are more secondary dwelling DAs approved or in process down this laneway & it is impossible to imagine more need for vehicle access given the state of streets in this area at all, let alone a development of this magnitude.

There are also 2 residents on mobility scooters who use the lane & cross it. I note that despite the size of ths development, not one bathroom is made to aid the elderly or those with possible access issues within the residence & outside.

Image below shows middle section of Galleon Lane

The **entrance** into Galleon Lane from the Tweed St end is a dangerous **safety issue** for pedestrians especially. Images are in Appendix

This is all Council property & I should not see owners out packing the drains with bricks to stop cars falling into open drains & hand cutting strong grasses growing actually in the bitumen & inside deep & steep drains. Some, it appears, have resorted to poisoning the grass. See images in Appendix.

The only time anything was done by BSC was well after the March/April floods when a Ballina Council truck was hired & drained Tweed St sections of the drains – but did not & could not go down Galleon Lane.

Despite a sloped & concreted driveway to my property, which was built over a period in 2015, during the most recent Shire floods, water entered the garages here because the drains were blocked & full.

2. Sewerage, Drains & Stormwater

The sewerage systems across areas of Byron Shire are already under stress. The drains along Short St particularly at the Tweed St end & all down Galleon Lane do not cope in the lengthy days of sub-tropical storms. Without residents being pro-active in this area, Council does next to nothing to clear the worrying consequences of water entering houses – on Galleon lane one house has had to divert excess water into the drain, paid for by themselves, with a white pipe during long storm events. Sewerage was bubbling across the floors from the toilet area & more improvement are needed with gutter water excess.

An extra 10 bedrooms, 10 bathrooms + 4 powder room with toilets + kitchen & wet bar sinks on one block would certainly increase that stress. I'm concerned that approval of this DA will pave the way for other developments of a similar nature.

The stormwater discharge engineer's plan does not indicate where the private drainage easement across neighbouring properties will be placed.

These plans lack detailed drawings showing clear boundaries, and the layout and design of the parcel of land.

3. Size & Scope

The size & scope of this proposed development on the 1014m2 block as Dual Occupancy does not conceptually share, at all, the streetscape & landscape of Short St or in fact the **character** of the village of Bruns. Most Short St dwellings have 2-4 bedrooms, green garden space & grassed street frontage.

Floor plans for **each** dwelling of:

- 5 bedrooms,
- 5 ensuites,
- 2 powder rooms,
- wet bar (designed as a second open kitchen) with alfresco areas,
- wet billiard room
- a swimming pool

could, once approved, be internally renovated easily to provide many combinations of group accommodation for a variety of uses on 2 levels of each residence. Fittings for sinks & electrical appliances, such as costings for multiple stoves, indicate potential for uses other

than family dwellings. This is a significant medium density development in an R2 zone.

4. Landscaping , vegetation & waste removal

The submission is very confusing with different figures given in the BASIX document, tht landscape plan is overstated & the stormwater design does not equate.

As Dual Occupancy, Council will only be paid one set of rates, I believe. It is most concerning that, if the 2 dwellings have maximum numbers as per the number of bedrooms, that of 6 bins (red, yellow & green) only 4 bins would be used each week. There is no indication of composting units in the environmental plan or landscaping plan.

5. Basix & Environmental concerns

I do not see how this DA will pass the NSW BASIX regulations. There is no indication of water tanks to reduce water consumption, green power options & solar panels are not considered by the applicant & the measurements of green space are flawed.

Byron Shire Council has been encouraging the concept of "affordable housing" & environmentally friendly developments. See Point 5 above alsoThis proposal describes a development totally contrary to Council's guidelines. The ecological footprint is a major concern now & for the future.

Solar access, shadowing & **privacy** for the neighbours have not been addressed. The attempt to maximise the size of the construction to the boundaries, & the height of the second storey will impact adversely on neighbouring properties.

A shadow drawing should have been included.

6. Car parking & traffic issues

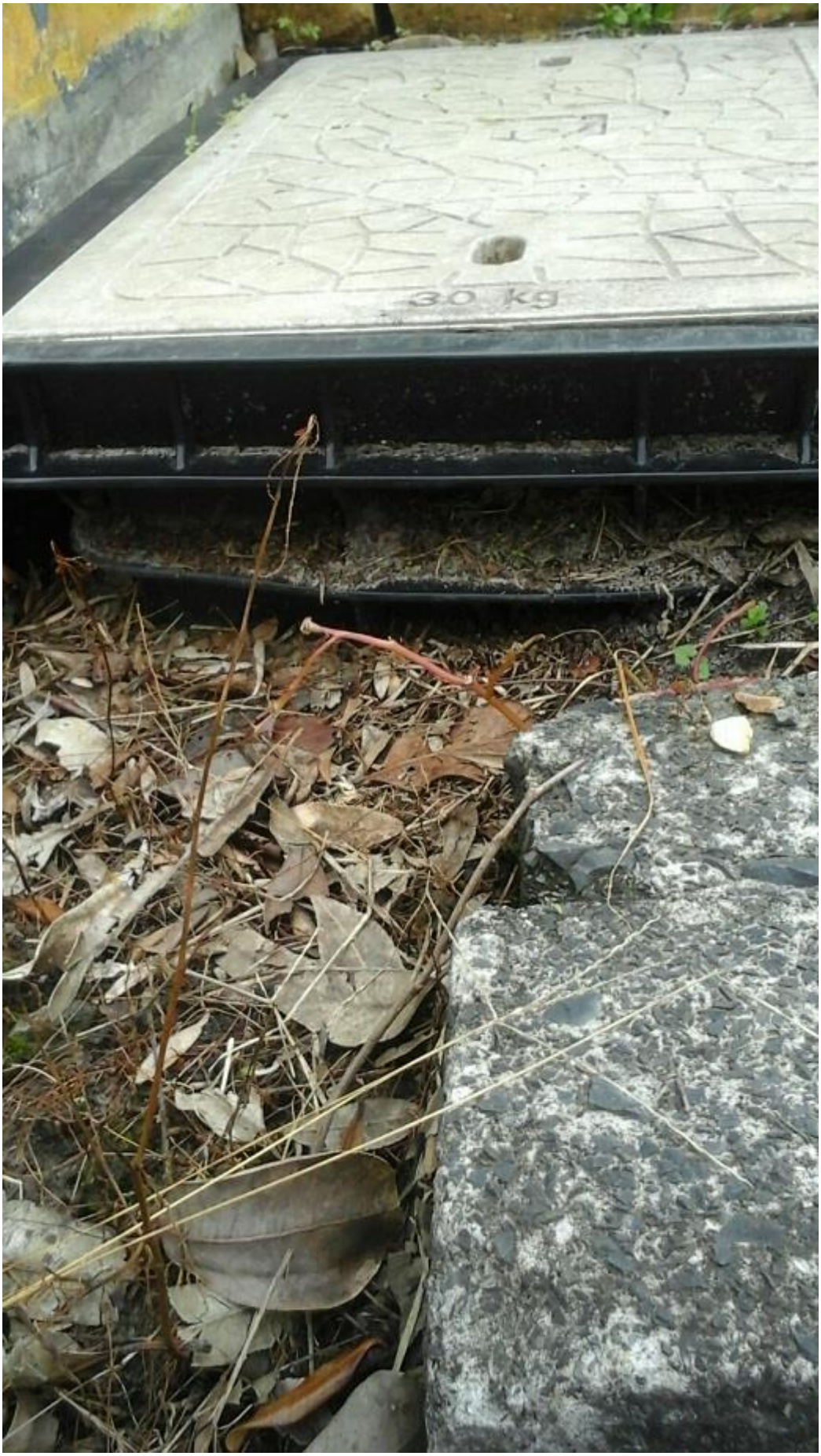
Each dwelling has provision for 2 garages & 2 car spaces but this is totally inadequate if the dwelling is not only occupied fully, but has additional visitors. Availability for stacked parking in the driveways only creates more traffic movement & noise for neighbours when drivers want to leave or access the block. To avoid this, some drivers will park cars on the street, taking up spaces from other single residence blocks.

Short St itself is full of potholes & as addressed in Section 1, Galleon Lane is dangerous, narrow & potholed. Anyone parking cars on the lane verges is taking a risk of damage to their vehicle & themselves.

Conclusion
This development would put Short Street & neighbouring streets & lanes at risk of increased traffic noise, more degradation of the roads, safety risks for pedestrians & drivers, including school children walking to bus pick-ups & more strain on sewerage.

Approval of this DA would completely change the existing lifestyle & atmosphere of this area. An approval would confirm to residents & ratepayers that Council needs to listen more to Bruns' community & then enforce the planning regulations against an increasing number of developers who do not understand the needs of Bruns community in its coastal & wetland environments.

APPENDIX - Images of Galleon Lane


30 kg

A drain possibly with grass poisoned

Kevin Fitzgerald
7/14-16 Mullumbimbi Street
Brunswick Heads NSW 2483

e: kevin@brunswickheadsmassage.com.au
m: 0408 694 655

4 July 2019

Byron Shire Council
Re: Objections to DA No. 10.2019.301.1
Developer: Sasha Hopkins, CEOI of the A team and Short St Long Stay Pty Ltd
Development site: 16 Short Street, Brunswick Heads

Dear Byron Shire Council,

I am writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

I think the development is not compatible with the character of Brunswick Heads.

In my opinion the Council should not grant the request to exceed the Building Height Plane.

The size, scale and bulk does not suit the surrounding streetscape. The two massive double storey buildings do not comply with the building height and setback requirements. The design is not really of two residences but a design for the commercialisation of the buildings in the future. The buildings do not appear to be designed for families or for single people wanting to live in harmony with themselves, with their neighbours and the local environment.

The developer by submitting two plans for the development on one site appears to be attempting to deceive staff of the Byron Shire Council. This shows this man is not to be trusted or supported and his ethos is not welcomed in Brunswick Heads.

The design allows for two car parks which is grossly inadequate for two buildings that are designed to accommodate twenty people.

The size and insensitivity of this development has caused great distress and alarm to people who live in Short Street as well as residents and business owners who respect and care for this town. I think the council as a pubic service needs to not allow developments such as this by people who show no sensitivity to the current atmosphere and ambience of Brunswick Heads and whose main agenda is greed.

The developer runs a business teaching investors how to develop properties to gain high cashflow returns. This supports concerns by the people of Brunswick Heads that intent is greed not the wellbeing of the amenity of Brunswick Heads.

I think that the use of supremacy and financial muscle to attempt to impose two monstrous buildings into a quiet small village street is corrupt and should not be condone in any way.

I feel if this development is allowed it also would open the flood gates for other similar developments and would serious undermine the amazing work done by people in the community of Brunswick Heads.

In 2011 members of the various community groups, residents and businesses came together and created the following town vision ‘Brunswick Heads is committed to maintaining its low-key, family-friendly village lifestyle, enhancing its community diversity, wellbeing and cohesiveness, and encouraging sustainable and innovative business, while protecting our natural environment and respecting the rights of future generations to be able to meet their own needs. We welcome those who share our vision and help in achieving it.’

In my opinion this development is in stark contrast to the town vision and therefore needs to be refused outright.

Yours sincerely

Kevin Fitzgerald

Brunswick Heads 05/07/2019

To General Manager Mark Arnold,

Byron Shire Council.

Re. DA. No. 10.2019.301.1

16 Short Street, Brunswick Heads

Developer: Sasha Hopkins, CEO of Short St. Long Stay Pty Ltd & The A Team.

I would like to submit my strong opposition to this development.

The development of 2 very large double storey buildings does not comply with the building heights, setback requirements or the look and feel of the area.

The fact that the two buildings together consists of: 10 bedrooms, in excess of 10 bathrooms, 2 swimming pools, 2 billiard rooms and extensive entertainment areas strongly suggests design for commercial use such as holiday letting, or boarding house- style accommodation.

The DA only allows for 2 parking spots for each building. It is very unlikely this will be enough parking space for a development of this scale. The excess cars will have to park on Short Street and the very narrow Galleon Lane.

The scale of development leaves very little space for garden and trees, and it is completely out of character with both the surrounding streetscape and the character of Brunswick Heads.

It will have a huge negative impact on the immediate neighbourhood, its elderly residents and young families.

This DA definitely do not ‘maintain and enhance the low key, family friendly, coastal village character of the town.

I fear this development – if approved -will set a precedent for gross overdevelopment and commercialising of the community housing stock to developers and investors.

It is grossly out of touch with the values and character of Brunswick Heads and totally lacks any concern or consideration of the community.

Please don’t approve this development. It needs to be refused outright.

Kind Regards,

Kirsten Ingemar

36 Mullumbimbi Street

Brunswick Heads

Kylie Brammy
24 The Terrace
Brunswick Heads NSW 2483

kybrammy@yahoo.com.au
Mobile 0412955255

7th July 2019

Recipient: Byron Shire Council
Re: Objections to DA No. 10.2019.301.1
Developer : Sasha Hopkins, CEO of The A Team and Short St Long Stay PTY LTD
Development site: 16 Short Street, Brunswick Heads NSW

Dear Byron Shire Council

I am writing to make a submission regarding the Development No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

This development is definitely not compatible with our village ethos or our motto, "Simple Pleasures" nor the local area. It definitely does not "maintain and enhance the low key, family friendly, coastal village character, streetscape and scale of Brunswick Heads". People live and visit here to escape the noise and partying of big cities. Leave Brunswick Heads a village, if we keep losing houses to these developers it will lose its residents and its charm.

I believe Council should not grant the developers request to exceed the Building Height Plane. Again this would alter the streetscape and feel of the village, overshadow other homes and properties. Once the building height plane is exceeded, it sets a precedent that the next developer will use.

The size and scale of the buildings and this development are not appropriate and too big for the street and would be an eyesore. The sheer bulk of the design leaves very little room for garden or lawn and overshadows the neighbours. The green village atmosphere will disappear. We will become like every other over developed town. Keep Brunswick Heads unique, after all its the reason we all love it.

This development has the potential to create significant disturbance in the street and to many of the families and elderly residents who have lived here most of their lives. Imagine the noise and disruption caused by 15-20 guests, plus their visitors, with open alfresco areas, swimming pools, alcohol, music and late nights pervading the neighbourhood. There are a number of elderly residents living beside and surrounding the development site who are already distressed. The issues with car parking - only 2 car parks for each building allocated for will also compound the car parking issues around Brunswick Heads. We live in an area where there are often 6 cars for one residence and not enough off street parking. This development also has the potential for adding to this problem.

Regarding swimming pools in Brunswick Heads !! Who in their right mind needs a swimming pool when we have an amazing and clean river, ocean and sheltered beach with in walking distance. With the impending and current issues in Australia (and the world) with water shortages any conscious person should, in my opinion (and I am sure it will eventually become law), have a 20,000L water tank allocated for each pool.

This development should not be allowed. Please refuse it.

Yours sincerely

Kylie Brammy

From: no-reply-da-tracking@byron.nsw.gov.au
To: submissions
Subject: 10.2019.301.1_Submission and Acknowledgement_Oppose_laragallagher68@gmail.com - Lara Gallagher
Date: Monday, 8 July 2019 3:10:20 PM

Description: Demolition of existing Dwelling House and Construction of Two (2) New Dwellings and Two (2) Swimming Pools to create Dual Occupancy (Detached)

Properties: 16 Short St, Brunswick Heads 2483 NSW (LOT: 4 SEC: 25 DP: 758171)

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 Luke Munro of Council's Planning and Environment Department on 02 6626 7000.

Summary of Submission details.

Name: Lara Gallagher
Address: 3/5 Byron st Lennox Head
Phone: 0416970989
EMail: laragallagher68@gmail.com
Submission: Oppose
Grounds For Objection or Support: My objection is based on the proposed development not being consistent with the low scale nature of Brunswick Heads; the bulk and scale being inappropriate; inadequate number of carparking spaces for the number of bedrooms; and not being consistent with the character of Brunswick Heads. I have visited Brunswick Heads regularly for many decades - and at least monthly for the past eight years. I love the architecture, the natural beauty and the slower pace of this whole town. The proposed development is not in keeping with the beauty of Brunz. I acknowledge that the landowners seek to make a development which is financially viable for them but please, not this proposal. An alternative design which is more sympathetic is required. Thank you for your consideration.

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

From:	Leigh Rees
To:	submissions
Subject:	DA No 70.2079.307.7
Date:	Thursday, 4 July 2019 2:20:37 PM

Re: DA No 70.2079.307.7

This D.A. purports to match the streetscape and character narrative of Brunswick Heads. In no way doe sit meet the current criteria for this. This is extremely worrying as it could potentially change the current village culture. Please reconsider this D.A.

It smacks of money grabbing, of high rise city developers looking for easy money. Nothing about this D.A. fits current criteria for building accommodation in the village of Brunswick Heads:

1. Two houses with 10 queen bedrooms
   10 bathrooms + 4 powder rooms
   2 swimming pools
   4 alfresco areas
   2 billiard rooms
   2 large wet bars
2. The plan deceptively shows each house on a different plan so you cannot see the entirety of the site usage on one document.
3. This is not providing essential affordable accomodation, and is way too large for the surrounding neighbourhood.
4. It will consume the entire space, overshadowing all the neighbours, and its ugliness will stand out along the foreshore.
5. Only 2 car spaces have been allotted to it. If we visualise only 1 person per room, that could amount to 10 extra cars. where will they go? To over-congested Galleon Lane, or narrow Short Street which is already full to bursting with current residents and their secondary dwellings?
6. 10 people and their friends = a huge increase in noise and traffic. Short Street has many senior couples living in it. They are in their eighties and nineties and live here for the quiet and ease of getting around. They have expressed genuine fear about this development. They are stressed.
7. Potentially, there is nothing to stop this D.A. becoming a boarding house, backpacker hostel (which the Bruns Community rejected long ago because of the disastrous impact on Byron Bay), an Airbnb party house etc. It does not matter what the current developer states, they cannot predict the future although it seems they are trying to mould it with this monstrosity.

Please consider this submission as a genuine attempt to outline why the proposed intention of this D.A is a complete fantasy.

Regards

Leigh Rees
5/22 Mullumbimby Street
Brunswick Heads NSW 2483
M: 0411 5611 67

Leigh Rees
Moving Intelligently Teacher
B.A.Hons, Dip Ed, Cert IV TAE04110
leigh600@gmail.com
www.bonesforlife.net
blog: https://www.facebook.com/groups/movingintelligently/
https://leigh600.wixsite.com/writing-tutoring

From:	len
To:	submissions
Subject:	DA 10.2019.301.1 objection to DA 10 Short St Brunswick Heads
Date:	Monday, 8 July 2019 8:31:14 AM

I oppose the development at 10 Short St Brunswick Heads 10.2019.301.1 on the following grounds :

1. Size The development is absolutely too large for the size allotment and will be totally out of character of the neighborhood area ..which has been carefully laid out in the **Residential Strategy Character Narrative** for the area which the community has been working hard on in order to preserve the character of the town.. .

2. Carparking . There is insufficient car parking provided on the site for the number of people who will be there ,,This area of town already has very restricted street parking and is already full both day and night

...Len Bates 20 Stuart St Mullumbimby 0266842464

Leone Bolt
13 Mullumbimbi St
Brunswick Heads, NSW, 2483
8/7/19

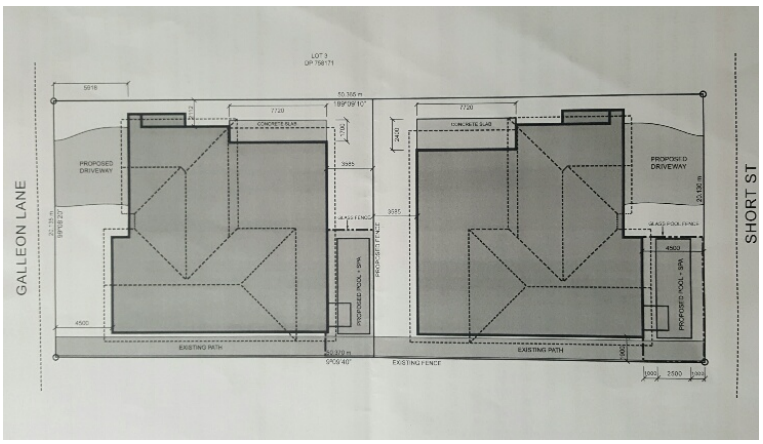
PO Box 219, Mullumbimby NSW 2482 or email submissions@byron.nsw.gov.au

Re: DA 10.2019.301.1 Short St Long Stay Pty Ltd 16 Short St, Brunswick Heads, 2483 NSW
Demolition of existing Dwelling House and Construction of Two (2) New Dwellings and Two (2) Swimming Pools to create Dual Occupancy (Detached)

What is the purpose of these dwellings? Very few buildings in Brunswick Heads have five bedrooms and none have seven toilets to match! This DA is not sustainable, and it is highly likely that it will be heavily commercial in the way it is used. They are both the type of dwellings that have caused so many problems for residents on Byron Bay. This DA is not **low density residential** as R2 zone intends. I request that the DA should go to Councillors and should be refused.

I am concerned that another original house is being demolished in Brunswick Heads to be replaced by two huge dwellings that are out of touch with the humble, low-key dwellings that characterise the unique village of Brunswick Heads. This DA contains 10 bedrooms and 14 toilets! It is not low density and is out of step with more modest dwellings that characterise Brunswick Heads and give it its nostalgic streetscape, harking back to simpler times. It is why Brunswick Heads is so special to so many people. Residents want to see this streetscape preserved not demolished.

The developer has been deceptive in the DA by not providing a drawing that shows both dwellings on the same block. Particularly if the new dwellings are geared to high density holiday accommodation which have historically caused so many problems for residents of Byron Bay in the past (large 5-bedroom houses). Under this DA does this site remain one residential block that pays one set of rates …… for 14 toilets? Unacceptable.



The visual prominence of the DA on both Short St and the Galleon Lane is out of step with the streetscape and character of Brunswick Heads. Bulk and scale are completely out of keeping on the back lane which only has low key, one story dwellings. Visual impacts on the streetscape as a result of the density, bulk and scale are unacceptable to the residents of Brunswick Head.

Neighbouring residents, many elderly, who live near this DA site are very worried, concerned and stressed by this application. They are concerned about the excessive density, the visual impact, the noise and increased traffic and the affect it will have on their daily life. The impact of parking, traffic, garbage, noise and night light on neighbours must be considered.

There will be a negative impact on privacy, overshadowing and general amenity of the neighbourhood if this DA exceeds the building height plane requirements. Encroachments on the eastern and western boundaries should be refused to protect neighbours from this very aggressive DA.

Two five-bedroom dwellings both with pools will significantly increase noise for neighbours compared to the current single, two-bedroom dwelling without a pool. The social impact on the neighbourhood of the big increase in the number of occupants, possible 20 adults, the noise of large groups, late night and other outdoor socialising, noise/music etc must be considered.

There will be an increase in the number of car movements and associated noise and disturbance with an additional eight bedrooms being added to the block. This is much too big an increase. Laneways will not cope with any additional traffic or parking.

Any rear dwelling should have driveway access to Short St for vehicles, garbage and mail. Galleon Lane is one of the narrowest lanes in Brunswick Heads and will not cope with the proposed rear dwelling. Any car entry should be from Short St. Unlike other lanes there are very few spots where cars can pass in the lane, so vehicles will need to back up. Also, any vehicles above the two car spaces provide will need to park on Tweed St and /or Short St if they are staying at the property. This will be a major problem if the property is later subdivided. Vehicle assess should be from Short St for any dwellings

Swimming pools are not necessary in Brunswick Heads. Locals swim in the ocean or any part of the three arms of the Brunswick River. Pools will be noisy for neighbours in this very quiet part of town especially with the number of people who could be staying in these dwellings, possible 20 plus adults at any time.

The three Hoop pines should remain as important top story trees for birdlife in the village. The density of this development will have a negative impact on flora and fauna as the bulk of the design leaves little room for garden or lawn. Setbacks should not be reduced as they are needed for vegetation to reduce the negative impact of these huge dwellings on the unique streetscape of our village.

Council must assess the impact of stormwater, causing local flooding, due to increase in hard surfaces proposed in this DA. Strips of kerb and guttering required with new DAs have also caused flooding issues in the past in Brunswick Heads.

This DA is a heritage item as streetscape bulk and scale will be changed forever particularly in the back lane which traditionally have been the hub of the community. Heritage consultant should be involved.

I am glad to see that the DA is not taking advantage with the 9m height limit as this is way above the existing streetscape building heights.

The owner of this property makes a living from selling and developing real estate. The aggressiveness of this DA shows he has no interest in the towns in which he develops these properties or the impacts these developments will have on those who live in the town. Unfortunately, he has picked the wrong village not to care about and he is about to find out how many people do care.

Thank you for your time

Leone Bolt

☑C2U
Certifiers2U®

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office@certifiers2u.com.au
ABN 50619719747

1 May 2019

The General Manager
PO Box 219
Mullumbimby NSW 2482

Email: council@byron.nsw.gov.au;

Subject: Objection to proposed development application 10.2019.301.1 for the demolition of the existing dwelling and construction of two dwellings and two swimming pools for form a detached dual occupancy.
Property address: 16 Short Street Brunswick Heads
Property Description: Lot 4 Sec 25 DP 758171

We have been engaged by the owner of the property directly adjacent the proposed development and whilst they believe that property owner should be able to develop on their own property, the development should not impact the adjoining property owners nor should it detract from the character of the neighbourhood.

With this being said, please find attached an object to the proposed development application for the following reasons:

1. **Characterising of the proposed Development**

Whilst the development has been applied for as a dual occupancy a review of the proposed development makes it clear that the potential use of these "dwellings" can each have dual living spaces and with each bedroom having its own ensuite it gives the appearance of a tourist accommodation / dual living accommodation for each of the proposed dwellings.

The future intended use of the development is made clearer in the Ardent Specification Sheet which lists Electrical Items: 2 Stove circuits and isolator switches; 2 dishwashers GPOs; 2 Rangehood GPOs and 2 Fridge GPOs per building.

Similar to the NSW Land and Environment Court judgement of *Hornsby Shire Council v Trives,* Council's challenge will be that the development will need to be properly characterised, the proposed development could not be described as "dual occupancy" due to the configuration of the buildings and the potential use of the buildings for an alternative purpose which has been clearly advised on the plans by the services to be installed.

The development is considered to be for a particular purpose, if that purpose is the dominant purpose of the development. This purpose is the reason for which the development is to be undertaken or the end to which the development serves.

Council will have determine whether a development is (or will be) for a particular purpose and an enquiry into how that purpose will be achieved by the development is necessary depending on the facts of each case. If the development is ultimately for the purpose of a tourist facility or other prohibited use then Council should refuse the development application.

2. **Byron LEP 2014 - Clause 4.4 Floor Space Ratio.**

The proposed development fails to meet the objectives of the floor space ration clause in that the new buildings are not appropriate in relation to the character, amenity and environment of the locality.

The Brunswick Character of the Short Street area is what makes the neighbourhood distinctive from another. It is the way a place 'looks and feels'. It is created by the way built and natural elements in both the public realm and private domain interrelate with one another, including the interplay between buildings, architectural style, subdivision patterns, activity, topography and vegetation.

The proposed development does not display the same character of the existing area and with the high (minimum 1.8 metre high pool fencing required for the front fencing) there will be a disconnection of the public private interface which is out of character with this area. Compatibility is different from sameness, as it allows for many different features to coexist together harmoniously however this development will not be compatible with the character of this area. Good planning should ensure all places have a future desired character and once this has been established the planning framework can be used to guide the degree of change needed to achieve that vision. Respecting character does not mean that new development cannot occur, instead, it means that a design-led approach needs to be implemented which builds on the valued characteristics of individual neighbourhoods and places. Built form, bulk, scale and height as well as landscaping and good design all play a part in ensuring the character of an area is maintained while still allowing for new development to occur. Good design in the built environment is informed by and derived from its location, context and social setting. Unfortunately the proposed design does not meet these requirement as due to the bulk and scale of the proposed building limits the landscape (including private open space) necessary to maintain the character of this area.

Additionally the proposed development does not enable a diversity of housing types by encouraging low scale density housing and a review of the development floors areas indicates that the maximum floor space ratios for dual occupancy in Zone R2 Low Density Residential of 0.5:1 appears to be breached as the floor space calculations provided do not consider all the floor space for the development.

As the development is development is out of character with the existing character of this area and appears to breach Council's Floor Space Ratio, Council should refuse the development application.

3. **Byron LEP 2014 – Clause 4.6 Exceptions to development standards.**

Where is it established that the Floor Space Ratio (FSR) is greater than 0.5:1 allowable for a dual occupancy in Zone R2 the development consent must not be granted for a development that contravenes a development standard. Additionally the applicant has not provided a written request that seeks to justify the contravention of the development standard by demonstrating that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.

As a variation to the FSR for the proposed development will not be in the public interest because it is inconsistent with the objectives of this standard and the objectives for development within the zone in which the development is proposed to be carried out, and such as Council should refuse the development application.

4. **Tree Removal / Landscaping**

The development proposes the removal of 2 trees to enable the development, one of which is an historic Hoop Pine tree planted by a returned soldier in 1945/6. Whilst the development proposed to keep the other two historic hoop pine trees, the location of the second dwelling within the dripline of these trees will mean that the trees are likely to be damaged and / or affected by the construction of the development. The three hoop pines within the laneway are approximately 25 metres tall and add to the character of the area and should be retained. Any development should be adequately separated from these environmental assets to retain and prevent damage to these trees.

Whilst the Statement of Environmental Effects indicates that "A concept landscaping plan has been prepared and is provided in Appendix C" – there is no plan provided. The Statement of Environmental Effects indicates "The subject land will retain selective existing vegetation on the subject site. Approx 64% of the site will remain undeveloped." This is obviously not correct due to the size of the buildings; swimming pools and driveway accesses.

5. **Solar Access and Privacy**

Contrary to the Statement of Environmental Effects due to the height of the buildings and the location of the decks and second storey outside living spaces there is likely to be overshading of adjoining properties removing solar access to existing and future solar services and solar access. We intend to add solar panels to the proposed dwelling. The optimum and obvious placement for these for would be on the western half of the roof as it has the lower pitch of the two, and, while northern pitched roofs are the optimum, western roofs are favoured over eastern roofs by experts because of the moisture content in morning skies. Non-compliance with the Building Height Plane provisions of the Byron Development Control Plan 2014 clearly also adds to overshading and the reduction of solar access.

Privacy to all adjoining properties is also likely to be affected and due the large amount of building areas, driveways and pool areas there is limited opportunity for landscaping to improve privacy. Eastern side windows of the dwelling to the front of the property (north) will affect the deck and patio of 14 Short Street. Windows W27,28,29,33,34 directly affect the recreational pursuits and privacy of 14 short street and should be removed or have privacy screens. A reduction in the size of the building(s) and compliance with the Building Height Plane would improve the privacy and solar access.

6. **Bulk and scale.**

Contrary to the Statement of Environmental Effects and as previously nominated in the floor space ratio issue the bulk and scale of the proposed development is not consistent with the existing development in this neighbourhood. Design and siting is not consistent with both the character of the neighbourhood and the Byron Development Control Plan 2014.
The proposed development with its high, imposing with an almost flat facade which takes up virtually the entire width of the property and together the two houses will be a large, imposing block of development not suited to the streetscape. Development applications does not demonstrate compliance with Chapter E4 – Brunswick Heads of DCP 2014 for the character, bulk, scale, density, streetscape and landscape treatment of proposed development. The development is not compatible with and will not enhance the low-key, family-friendly, coastal village character, scale and streetscape of Brunswick Heads, its built environment and its surrounds. The proposed development will not be consistent and compatible with the relevant characteristics and criteria for the Residential Areas with the building materials, textures, finishes and colours not compatible with and enhancing the coastal village character and scale of Brunswick Heads.

Due to the extremely large proposed built forms, swimming pools, vehicular parking and driveways for the proposed development, it is difficult to see that the requirements of other provisions of DCP 2014 in regards to Chapters B9 Landscaping can also be met. Given the size of the block and no visible constraints such as sewer lines and easements etc the applicant should design the buildings to fit the block within the LEP 2014 and DCP 2014 requirements whilst maintaining the E4.2.1

Character, Bulk and Scale of Development objective of ensuring that all development are consistent with, and will maintain and enhance the low-key, family-friendly, coastal village character, streetscape and scale of Brunswick Heads. Any failure to comply with the DCP provisions indicates an overdevelopment of the property and such as Council should refuse the development application as it would be inconsistent with the community's desired outcome for the Brunswick Heads Community.

7. **Inadequate traffic movement provisions / parking.**

Whilst the development proposes 2 double garages (one for each dwelling) there are 10 ensuite bedrooms and where these are used by adults with vehicles there will be a significant shortage of car parking on the development site. The parking and circulation area does not allow for vehicles to leave in a forward direction and with a 1.8 metre high front fence of the pool yard the line of sight for vehicular movements may lead to a vehicle / pedestrian conflict with vehicles reversing from this development.

8. **Building Height Plane. (DCP 2014 – D1.2.1)**

The Building Height Plane objectives are to ensure that residential development is designed to minimise impacts on solar access and privacy on adjoining properties, and on the views from adjacent existing buildings and to ensure that the occupants of the building or buildings will enjoy the optimum use of winter sunlight and summer shade.

The proposed development does not propose to meet the Prescriptive Measures of DCP 2014 and the development application does not meet the performance criteria of DCP 2014 as the development is not set back progressively from the site boundaries as height increases so that they do not adversely affect existing or future development on adjoining properties by way of overshadowing, impinging on privacy or obstructing views. The development is not designed so that they will promote energy efficiency and so that residents may enjoy optimum use of winter sunlight and summer shade and the development applications has not demonstrate that the windows of living areas (decks, living rooms, bedrooms, kitchens, etc.) of development on adjoining properties will, as a minimum, retain full solar access between the hours of 9.00am to 3.00pm on any day.

The DCP advises in Section D1.2.1. 6. only a Dwelling-house development **(not a dual occupancy)** may be permitted to encroach into the side setback and building height plane where it enhances the design of buildings, complements the streetscape and does not adversely affect privacy, solar access, microclimate, traffic safety or amenity of adjoining development. This is not the case with this development.

In order to comply with the Building Height Plane the buildings would need to be approximately 4.5 metres narrower. As the building does not comply with the Building Height Plane this exacerbates the impacts in the loss of privacy and overshadowing. The development application, as advertised, did not include shadow diagrams which would indicate that shading of adjoining properties which would not be of a level that should be acceptable.

Again any failure to comply with the DCP provisions indicates an overdevelopment of the property and such as Council should refuse the development application as it would be inconsistent with the community's desired outcome for the Brunswick Heads Community.

9. **Setbacks from Boundaries (DCP 2014 – D1.2.2)**

The objective of providing prescribed setbacks is to achieve varied and interesting streets that complement and harmonise with existing and planned streetscapes and development in the locality and to achieve good orientation and spacing of residential developments that achieve high quality living environments relative to sunlight, shade, wind and weather protection, residential amenity and proximity of neighbouring development.

The proposed development does not meet these objectives and does not propose to meet the Prescriptive Measures of DCP 2014 and the development application does not meet the performance criteria of DCP 2014

The proposed development does not appear to be effectively designed to create **useable** and liveable private open space and courtyards with each dwelling not able to provide the minimum private open space at ground level not located in the front setback, having a minimum area of $30m^2$ and a minimum length and width each of 4 metres.

Whilst the DCP also advised that even strict compliance with the minimum setback prescriptive measures will not necessary meet the objective, the proposed development does not even attempt to meet the minimum prescriptive measure of no development within the building setbacks other than garbage storage facilities, mail boxes, landscaping and driveway with a swimming pool proposed in the front setback area. As previously advised this will require a high front fence with is not consistent with the development in this area.

The Minimum Setbacks for Swimming Pools and Spas to the outer edge of the pool concourse or coping of one (1) metre from the side or rear boundaries, with the water line being a minimum of 1.5 metres from those boundaries has not been met / specified and the overdevelopment of the site will also make the placement of pool pumps to be located as far back from a side or rear boundary as practical very difficult.

Thank you in advance for considering these objections to this development.

We can be contacted on (02) 66805424 or email office@certifiers2u.com.au should you need any additional information or clarification about this submission.

Yours Sincerely

Wayne Bertram
Director

Lisa O'Meara
22 The Terrace
Brunswick Heads 2483

e:lisaomeara0@gmail.com
m: 0403 133 100

8th July 2019

Byron Shire Council
Re: Objections to DA No. 10.2019.301.1
Developer: Sasha Hopkins, CEO of the A Team and Short St Long Stay PTY LTD
Development site: L5 Short Street, Brunswick Heads

Dear Byron Shire Council,

I am writing to make a submission regarding the Development DA No. L0.2019.301.1 at 16 Short St Brunswick Heads.

I am most concerned about the size and potential impact of the proposed development for 16 Short Street, both on the immediate neighbourhood and the town of Brunswick Heads so I am writing this email as an objection to the proposal.

The size, scope and obvious intention of the development poses a real threat to the family friendly, coastal village character of Brunswick Heads. It will overshadow the surrounding properties and negatively impact the streetscape. The proposed number of bedrooms, bathrooms and alfresco entertaining areas indicate that the property is being build for holiday leasing.

There is insufficient parking to accommodate the volume of people that will fill this 10 bedroom, 10 bathroom holiday villa.

I can not see how Byron Shire Council could permit such a development, which appears to exceed height regulations, over shadow neighbours, exceed house to land ratio, has little green space, no trees and insufficient parking.

The proposed development would impose on the surrounding residents reducing their access to sunlight, putting them in shadow and intruding on their privacy. The A Team and Short St Long need to reconsider their application and submit something more in keeping with the scale and architectural style of the town, or sell up and go somewhere that is more appropriate to their large scale development.

Short Street is a quiet residential street with families and elderly people living safely in a supportive community environment. A big holiday development will completely undermine the amenity and culture not only of Short Street, but the surrounding streets and lanes as well potentially impacting on all of Brunswick and setting a precedent for future developments.

No longer will it be familiar faces and friendly neighbours strolling down Short Street and Galleon Lane, greeting each other and offering community support. A large scale development of this size will bring in high volumes of holiday renters into a small space. Hundreds of strangers annually will be parking their cars on the street, making noise late into the night, throwing parties and disrupting the serene domestic life of local residents.

Even with holiday guests just sitting in outdoor areas and on balconies having conversations, it is disruptive to neighbours who are not on holidays and have to get up for work and school. A 10 bedroom holiday resort will impact not only on immediate neighbours but on homes that are blocks away with noise and light pollution.

Brunswick Heads is a town at a tipping point. We are seeing so much development in the town at the moment and some of it is really questionable as to whether it complies to council regulations (eg Mona Lane and The Terrace – large developments overshadowing neighbours and blocking light). The community of Brunswick Heads relies on the council to enforce and maintain regulations that protect the amenity of residents. We need green space, we need trees, we need natural light and we need integrity.

Please do not allow this development proposal to go through in its current state. Please address the size, height and scale of this development and protect the community of Brunswick Heads. If the developers can not put something compatible with the architectural style and culture of Brunswick Heads, please refuse their development proposal.

Thank you

Lisa O’Meara

From:	Lorraine Reynolds
To:	submissions
Subject:	Objections to DA No.10.2019.301.1
Date:	Saturday, 6 July 2019 9:47:41 PM

Lorraine Reynolds
32 The Terrace
Brunswick Heads
email reynolds.lorraine@gmail.com
ph 02 66802843
6th July 2019
Byron Shire Council
I am emailing council to make a submission regarding the development
DA 10 2019.301.1 at 16 Short St. Brunswick heads. I seriously object to this proposed development by "Short Street long Stay" Pty Ltd.
The proposed buildings exceed the Building Height Plane for Brunswick Heads and exceed the stipulated buildings to land ratio, and set back requirements are not abided. I do not think the development which includes 10 queen bedrooms, 10 bathrooms ,2 pools,4 alfresco areas ,2 billiard rooms and 2 wet bars, is a residential development nor is it compatible with our local area. The Byron DCP states that development shall 'maintain and enhance the low key ,family friendly, coastal village character and scale of Brunswick Heads". Presenting the 2 proposed buildings on separate site plans is rather misleading as to the total scale of the proposed development. With only 4 parking spaces proposed parking will be an issue, adversely affecting local residents and Galleon Lane being a narrow lane will struggle to cope with the coming and goings of the rear building. It is also noted that the development requires the removal of one large pine tree but the reality is other pine trees will need removal as their large branches go way beyond the proposed building's external walls.(the walls that exceed set back requirements.)
There are other issues such as noise disturbance, overshadowing neighbours' dwellings.
My major concern is the fact that if this proposed development is successful it will set a precedent for more of the same and our Brunswick Heads community will suffer.
At bare minimum the development should comply with building regulations.
Please consider my objections and refuse this development outright. sincerely
Lorraine Reynolds

Louise B Doran
10 Narrogal Ct OCEAN SHORES NSW 2483

8th July 2019

General Manager
Byron Shire Council
Station St
MULLUMBIMBY NSW 2482

Dear Sir,

RE: DA 10.2019.301.1 16 Short St Brunswick Heads Sasha Hopkins CEO The A TEAM and SHORT ST LONG STAY PTY LTD.

I object to the above Development for the reasons listed below.

- The development does not comply with Byron Council's DCP which states developments shall "maintain and enhance the low key, family friendly, coastal village character, streetscape and scale of Brunswick Heads".
- The development does not comply with council's building height or set back requirements and should not be exempt from these regulations.
- The development is too large for the land size and too close to neighbours, destroying privacy.
- The development covers most of the block leaving no room for trees/greenery for a privacy screen for neighbours or to reduce storm water runoff.
- The size and scale of the development is not in keeping with the surrounding streetscape.
- Two garages for each five bedroom building, each of which could require up to five parking spaces for residents alone, apart from visitor parking, is inadequate and residents/visitors parking on the street/narrow lane will impact on the local neighbourhood.
- The company name of the developer indicates the development is intended for commercial/holiday letting which is completely unsuitable for a quiet area zoned residential and sets a precedent for every quiet residential street in the Shire.
- The development has the potential to remove currently affordable housing and add to the problem of the lack of affordable housing in the Shire.

Council should adhere to the Byron DCP. Height and setback regulations must be enforced. Holiday letting in residential areas in Byron Shire is causing much distress and inconvenience for local residents. The quality of life of adjoining residents, and all Byron Shire residents, must take precedence over commercial interests.

This development must be refused as it would set a precedent and have detrimental consequences for every residential street in Byron Shire.

Yours Sincerely,
Louise Doran.

From:	Lui Monacelli
To:	submissions
Subject:	DA 10.2019.301.1 - Objection
Date:	Monday, 8 July 2019 3:56:28 PM

Good afternoon,

Re DA No 10.2019.301.1
Development site 16 Short St, Brunswick Heads.

My name is Lui Monacelli
Reside at 25 Booyun St, Brunswick Heads NSW 2483
I am a retained fire fighter for FRNSW Brunswick Heads Station.

I am writing to pass on my objections to this proposed over development of the block here in 16 Short St.
I don't believe the development is suitable for the area, it is massive and 2 big double storey buildings that are back to back covering the whole block is ridiculous.
Where will all the cars park for these premises? In the lane?

It appears to me it is a blatant cash in on pushing beyond the limits of what is the right thing to do.

This developer trains people on how to squeeze the most money out of a property.

In my opinion it is a crazy ask for Brunswick Heads in this residential area.
I hope you agree,
Thanks in advance for your attention.

Cheers,
Lui Monacelli
0438 801 736

From: Luis Feliu
To: submissions
Subject: DA 10.2019.301.1
Date: Friday, 5 July 2019 11:45:43 AM

The General Manager
Byron Shire Council

RE: DA 10.2019.301.1, 16 Short Street, Brunswick Heads
(Demolition of existing home, construction of two new dwellings with swimming pools)

I wish to object to the above proposal which was advertised the past two weeks.

Grounds of objection:

This is an **over-development** of the site and incompatible with the character of the surrounding residential area which would severely impact on amenity of neighbours.

The **bulk and scale proposed is excessive for the residential street**, what is proposed is in effect FOUR dwellings (one upstairs, another downstairs) with en-suite bathrooms in EACH of the five bedrooms which is more akin to a motel or block of flats. The building height plane is hugely important for adjoining neighbours and should be in keeping with existing rules, not bent to accommodate this grand plan.

Approval of this plan would set **a precedent for the intensification of density in this residential area** which would **negatively affect the amenity of neighbours, many of whom are elderly as well as young families**. It appears to be a profit-driven developer-proposed project rather than an owner-occupier plan in harmony with existing homes around there, with maximising occupancy (ten bedrooms with bathrooms) the main motive. Will it become a very busy Air B and B lodgings centre with the two swimming pools and ‘billiards’ room? The so-called ‘billiard’ room and ‘wet bar’ downstairs appears to be a smokescreen for future lounge room and kitchen.

Development of dual-occupancy in the street and surrounds to date has been in keeping with the residential amenity, i.e. a granny flat but not a full-blown overdevelopment of the footprint of site with two equally large homes and swimming pools.

Where is the landscape plan? We could not find it anywhere on the DA document. But when you put both house plans on the ONE site (as would be more transparent) it’s obvious there’s little room for vegetation, open area, lawn etc, in keeping with the streetscape.

This overdevelopment will add much more traffic, increasing impact on the street. The plan is flawed with the insufficient parking for the amount of people and their friends or relatives (up to 20 at any one time) expected to live there, the overflow will be the surrounding nature strips in and around existing driveways on Short Street and, worse, in the already problematic and congested Galleon Lane. Safety will be compromised for pedestrians and children on bikes, skateboards etc.

As it stands, the DA would be refused outright.

Luis Feliu
15 Short Street
Brunswick Heads
NSW 2483
July 5, 2019
0412 795347

MADELEINE GREEN
40 KINGSVALE RD, MYOCUM
madeleinegreen1@icloud.com
Mob: 0414500107

To: Byron Shire Council

RE: DA 10.2019.301.1; 16 Short St Brunswick Heads.

Please accept this submission as an objection to the above DA for the following reasons:

1. This development is patently not in keeping with the character of Bruns – the town that Council promotes as a town of "Simple Pleasures" is being preyed upon by greedy developers who want to exploit the town's coastal charm and easy-going atmosphere for their financial advantage, whilst barely disguising a thinly veiled attempt to instigate AirBNB accommodation.

2. Council MUST NOT allow ANY request to exceed the 2 storey Building Height Plane – here or anywhere else in the Shire for that matter, due to the precedence it will create. This will sent a clear message to all developers north of the border that Byron will be open to unrestricted development.

3. The scale and intensity of this development is totally incongruent to the immediate area of single dwelling houses, and to the general density of Brunswick Heads.

   Already Council has approved a massive development on the river near the Bruns Market site that is an abomination of scale and bulk, and clearly impacts the amenity of the immediate residents. It clearly blocks the view of its neighbours & invades their privacy. The large majority of residents of the Shire do not want this kind of development to destroy the character of our streets and towns.

4. As I have experienced in my own street in Myocum, short term holiday accommodation destroys the fabric of the community. There is a revolving rotation of strangers who don't have any connection to community and neighbours. One of the great defining things about this community is that we pitch in and help people in trouble, and we often have to rely on the help of neighbours - as we did in 2009 when trees fell on our house & across the road. Elderly residents often need help when the weather causes problems, and if these elderly people are surrounded by the ever-growing number of empty AirBnb houses, they are at risk – and Brunswick Heads has a significant elderly population.

5. This development must be refused. A development that is consistent with the size of the block – such as approval for two units - is reasonable, and is in keeping with the character of the street, the area and the town. But the DA in its current form is totally unacceptable.

Yours truly,

Madeleine Green

From: Marele Day
To: submissions
Subject: DA No 10.2019.301.1 (16 Short St Brunswick Heads)
Date: Sunday, 7 July 2019 3:50:36 PM

I'm writing to make a submission regarding DA No 10.2019.301.1 at 16 Short St Brunswick Heads. I live on the corner of Tweed and Short Sts and am troubled by the impact this type of development could have on the residents of Short St, a large number of whom are either elderly or families with young children. The proposed two double storey buildings on the site complete with pools, spas and wet bars is completely out of character with the surrounding dwellings and suggests possible future use as a commercial resort type premises which which would greatly undermine the quiet nature of Short St and Galleon Lane. The Development Application is not compatible with the Byron DCP that states that a development shall 'maintain and enhance low key, family friendly, coastal village character, streetscape ands scale of Brunswick Heads.'
yours sincerely
Marele Day
70 Tweed St
Brunswick Heads 2483
ph: 0428488665

From:	Margot Porter
To:	submissions
Subject:	Objection to DA No. 10.2019.301.1 Developer : Sasha Hopkins, CEO of The A Team and Short Street Long Stay PTY LTD Development Site ; 16 Short Street , Brunswick Heads
Date:	Sunday, 7 July 2019 11:45:54 AM

Margot Porter
11 Byron Street, Brunswick Heads
madport44@gmail.com
phone 0417 419 587

Dear Byron Shire Council,

I'm writing to make a submission regarding the Development DA No. 102019.301.1 at 16 Short Street, Brunswick Heads.

I do not approve of a massive development of two double storey buildings with ten bedrooms, in quiet residential Short Street. Brunswick Heads is a small village with a population of approximately 17,000 permanent residents, and a large development, like the one proposed in DA No. 10.2019.301.1
would be completely out of character with Brunswick Heads motto of "Simple Pleasures"

The double storey buildings do not comply with the building height & setback requirements of the area, and Council should not allow the Building Height Plane to be exceeded.

The design of two large houses on one residential block would overshadow neighbours in Short Street & Galleon Lane, would leave very little room for garden or lawn, and would severely impact on the low key, family friendly, coastal village character of Brunswick Heads.

My house is on the corner of Byron Street & Galleon Lane, and I am getting used to small-scale holiday letting all around me, but this development seems way, way way over the top, and would severely damage the ambience of Brunswick Heads, and I would be affected by
the increased traffic on very narrow Galleon Lane.

Sincerely,

Margot Porter

From:	Martin Jones
To:	council
Subject:	Submission for application (10.2019.301.1)
Date:	Monday, 1 July 2019 11:04:32 AM

I am writing to object to

Development Application 10.2019.301.1 at 16 Short St Brunswick Heads.

My primary objection is to the size of the development on a quiet residential street. I consider 10 bedrooms and bathrooms on a single block to be overdevelopment for our street.

1. Galleon Lane is a single lane hardtop in very poor condition. It is already getting too busy with the number of back lane developments taking place. A five bedroom house which only has vehicle access via the lane is not appropriate with the lane in its current state.

2. The unusual nature of the development (10 bedrooms each with its own bathroom) suggests that the development is aimed at holiday rentals - a motel in disguise. The fact that the owner's company is named Short Street Long Stay Pty Ltd confirms that impression. As residents we are not opposed to short stay Air BnB style letting aimed at couples and singles by owner/occupiers. This development is aimed at large groups, bringing unwanted noise and traffic to our quiet residential street.

3. There are building height plane encroachments on Eastern and Western elevations. This is not a precedent we want to set for our area. We do not want multi-storey buildings jammed up against each other.

4. I don't think anyone would object to a five bedroom house to be permanently occupied on the Short Street northern half of the block and a much smaller dual occupancy on the Galleon Lane, southern half of the block.

Yours, Martin Jones
8 Short St
Brunswick Heads 2483
0417834017

From:	Michael Podles
To:	submissions
Subject:	DA No. 10.2019.301.1
Date:	Thursday, 4 July 2019 2:39:05 PM
Attachments:	Short Street Brunswick Heads

Dear Sir/Madam,
Please see my objections to the above mentioned development attached.
Regards,
Michael Podles.

Michele Gurton
13 Short St
Brunswick Heads NSW 2483
Australia
Email:brunz313@gmail.com

17 October 2019

This submission is an objection
DA No. 10.2019.301.1 16 Short St Brunswick Heads

The Byron DCP states that all development in Brunswick Heads shall " maintain and enhance the low key, family friendly, coastal village character, streetscape and scale of Brunswick heads" This proposed development does the opposite.

As a single woman of senior years, I purchased my property which is opposite the proposed development, as conducive to a quiet, peaceful, lifestyle away from the busyness of tourists and congestion in Byron or the commercial precinct of Brunswick Heads. If this development was to go ahead, it would put at risk everything I have put in place to enjoy my latter years.

Landscaping and vegetation

The submission is confusing and contradictory as in the stormwater detention Design Sheet it states that the vegetated area will be 770m2, yet the BASIX Certificate states that there is no common area of garden and lawn and on page 3/12 it states that the area of garden for each of the dwelling is only 50m2 which is a total of 100m2 for the whole development. Further anomalies regarding the proposed DA can be found in the applicant stating that 64% of the block will be landscaped and yet they are proposing that 108m2 is to be landscaped which is well short of the 64% stated. None of the figures add up.

Stormwater

The Stormwater concept plan lawful point of discharge checklist states that there will be private drainage easement across neighbouring properties yet there seems no indication of that on the engineers plan.

Size and Scope

The size and scope of the proposed development is far too large for the neighbourhood. 2 dwellings on a 1014m2 block with each dwelling comprising of 5 bedrooms, 5 bathrooms, 2 powder rooms and swimming pool, 2 alfresco areas, 2 billiard rooms and 2 large wet bars. It would appear that each dwelling could be divided into two as in the wiring plan provision has been made for kitchens to be included on both levels, in addition the costings indicate that each of the dwellings will be purchasing 2 stoves. Most of the houses in short St have 2-4

bedrooms and a great deal of garden area - these monolithic structures are totally out of keeping with the local streetscape and scenic quality of our neighbourhood.

Sewerage

Our sewerage system is already under stress, an extra 10 bedrooms and 12 bathrooms on one block would certainly increase that stress and pave the way for other developments of a similar nature.

Car parking and traffic issues

These are of major concern, whilst each dwelling has provision for 2 garages and 2 car spaces available for stacked parking in the driveways, what generally happens is most cars park on the street. At present the house is rented out and has 2 adults and one child, one imagines 2 car spaces necessary, however there are often 4 and more cars parked out on the street and in the yard. When one considers 10 bedrooms, each of them capable of accommodating 2 adults, the possibility of 20 car spaces would be needed in addition to their visitors. Short St itself is full of potholes and Galleon Lane is narrow and uneven and would be unable to accommodate any parked cars.

Solar access and privacy for the neighbours has not been addressed as the proximity to the boundaries and height of the buildings will impact adversely on neighbouring properties. It would appear the applicants calculations are incorrect and there has been no shadow diagram included.

Byron Shire Council has been encouraging the concept of "affordable housing" and environmentally friendly developments. This proposal is the total opposite of Councils guidelines. The ecological footprint is wasteful for a shire which is trying to reduce water and power consumption. As the second dwelling is not a secondary dwelling it leaves the way open for both dwellings to operate as Air B&B, boarding houses or as 4 individual dwellings to be rented out for holiday makers. The rowdy behaviour of many of these holiday makers is already a problem in the shire and this development would put the whole street at risk of disturbance and would threaten the existing atmosphere of a safe, peaceful environment.

From:	Michelle Begg
To:	submissions
Subject:	Development Application (10.2019.301.1) 16 Short St Brunswick Heads.
Date:	Monday, 8 July 2019 3:30:24 PM

I would like to submit that I am against the above development being approved in Brunswick Heads.

I don't think it is compatible with the town of Brunswick Heads, it is far to big. The scale does not suit the existing street scape. While I don't live in Bruns I am concerned for the neighbours. If the building exceeds the height limits then surely there will be shading.

No way should the Byron Shire Council grant the request to let the developer exceed the Building Height Plane, once this happens the precedence will be set for other developers and before Brunswick Heads knows it our small town will loose it's charm.

I am concerned for the number of possible residents living on the one block of 16 Short St and the lack of off street parking. One of the buildings has it's entrance off Galleon Lane, which is a very narrow laneway. Laneway parking could result in a blocked laneway.

I am concerned for the loss of the hoop pines on Galleon Lane. If the developer claims he wants to only remove one, surely the branches from another will be in the way of the construction resulting in it's slow death??

I am concerned that the ultimate intended use of the development is short term holiday letting, the number of bedrooms to number of bathrooms does not suggest family home. Our small town does not want to loose it's Simple Pleasures sense of place to become a town plagued with party house problems as is evident in Byron Bay. Bruns does not have this problem now.

I hope council will concur and refuse this development.

Thanks,

Michelle Begg
11 Woggoon Terrace
Ocean Shores NSW 2483

From:	Lorraine Reynolds
To:	submissions
Subject:	Objections to DA No.10.2019.301.1
Date:	Saturday, 6 July 2019 9:47:41 PM

Lorraine Reynolds
32 The Terrace
Brunswick Heads
email reynolds.lorraine@gmail.com
ph 02 66802843
6th July 2019
Byron Shire Council
I am emailing council to make a submission regarding the development
DA 10 2019.301.1 at 16 Short St. Brunswick heads. I seriously object to this proposed development by "Short Street long Stay" Pty Ltd.
The proposed buildings exceed the Building Height Plane for Brunswick Heads and exceed the stipulated buildings to land ratio, and set back requirements are not abided. I do not think the development which includes 10 queen bedrooms, 10 bathrooms ,2 pools,4 alfresco areas ,2 billiard rooms and 2 wet bars, is a residential development nor is it compatible with our local area. The Byron DCP states that development shall 'maintain and enhance the low key ,family friendly, coastal village character and scale of Brunswick Heads". Presenting the 2 proposed buildings on separate site plans is rather misleading as to the total scale of the proposed development. With only 4 parking spaces proposed parking will be an issue, adversely affecting local residents and Galleon Lane being a narrow lane will struggle to cope with the coming and goings of the rear building. It is also noted that the development requires the removal of one large pine tree but the reality is other pine trees will need removal as their large branches go way beyond the proposed building's external walls.(the walls that exceed set back requirements.)
There are other issues such as noise disturbance, overshadowing neighbours' dwellings.
My major concern is the fact that if this proposed development is successful it will set a precedent for more of the same and our Brunswick Heads community will suffer.
At bare minimum the development should comply with building regulations.
Please consider my objections and refuse this development outright. sincerely
Lorraine Reynolds

DA 10.2019.301.1 16 Short Street, Brunswick Heads

This submission is in objection to the DA. The precedent setting of the proposal is concerning.

1. What does the heading 'Long Term Stay' mean? As presented it can be readily interpreted as a quasi boarding house of 10 bedrooms with 2 common kitchens.

2. The area of the allotment is 1014sqm of which the proponent states 64% will be landscaped. Unless my figures are incorrect 64% of 1014sqm is 648.96sq and not the proposed 180sqm. (Even if I add in the alfresco, balconies, patios and porch areas of Residence 1 and 2 I get 76.1sqm and 86sqm respectively. This gives a total of 162.1sqm and if added to the 180sqm it equates to 342.1sqm or 33.73%, still well short of the 64% stated as 'landscaped.)

3. The applicant is nothing less than devious in trying to convince Council that the rear of the property on Galleon Lane as full property frontage.

4. Waste Minimization B8 raises a question. Does the applicant envisage 3 wheelie bins (red, green and gold) for each dwelling which means there has to be provision for 6 wheelie bins for pick up? Given that each dwelling has 5 bedrooms and each bedroom can accommodate, in practice 2 people (at least), each means 10 people en site per dwelling or garage generated by 20 people per week with the red and yellow bins only picked up on a fortnightly basis!

5. There is an audacity in the applicant's claim that the DA will not adversely impact the local streetscape or scenic qualities of the area. I would argue that it will be at variance with the streetscape.

6. Solar access and privacy for the adjoining neighbours will be adversely impacted. The applicant should be requested to present a shadow diagram of the impact of this proposal on the adjoining neighbours.

7. The car parking and traffic issue is a major concern. Whilst a dual occupancy only requires 2 car spaces/dwelling, this DA doesn't 'fit' with any notion of a conventional dual occupancy. The provision for stack parking in the driveway adjoining Short Street is simply BAD planning and the precedent setting is to be avoided. The alleged traffic generation is highly questionable with this DA. Council is encouraged to look at traffic generation from 10 vehicle movements/day because of the very heading for this DA.

8. Concerns are raised about equating a dual occupancy to 'affordable housing' and confirms this DA is more and more a quasi boarding house in practice or at worse an unacceptable, because of its density of bedrooms, a medium density development in a R2 zone.

9. Violation of the building height plane is simply an insult to BLEP's planning instruments. The applicant should be asked to present the diagrams with Council's required building height plane superimposed on them.

10. The notion of two 'swimming pools' is opposed because of the inherent noise impact.

11. The DA states the intention of the applicant to 'future strata title subdivision of the dual occupancy'. Does the proponent intent to strata the dual occupancy i.e. the development is to be registered in the future (when?) as Strata Title on Torrens Title or does the applicant intend something different? Why not state, it is the intention of the applicant to strata title the dual occupancy in the future?

12. Reference to existing services such as water, sewerage etc. is insufficient as more needs to be made transparent in terms of additional ET entitlement associated with the development and the cost involved.

Patricia Warren
3 Mona Lane
Brunswick Heads 2483

28.6.19

From:	Matt, Peta and Charlie
To:	submissions
Subject:	Submission to DA No. 10.2019.301.1
Date:	Monday, 8 July 2019 7:12:24 AM

Dear Byron Shire Council,

We are writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

As former residents of Short Street we have concerns about this development application. The size and scale of this proposed development does not seem in character with with the look and feel of the area and we believe it will not be primarily used as a residence. The size of the properties and the proposed bedrooms, bathrooms, pools, outdoor areas etc certainly lends itself to temporary rental or AirBnB accomodation. This outcome would cause considerable distress to the number of elderly residents and young families living in the vicinity.

We urge council to consider the affects on the local community, the possible intended use rather than the proposed use and the social and environmental impacts on the street itself with increased population, traffic and car parking.
The approval of this application will create a precedent that has impacts on the village community for the long-term.

Regards,

Peta & Matthew Mayall.

From: Sue Nakkan
To: submissions
Subject: RE: DA 10.2019.301.1 16 Short Street, Brunswick Heads
Date: Friday, 5 July 2019 12:15:35 PM

To The General Manager
Byron Shire Council

5 July 2019

RE: DA 10.2019.301.1 16 Short Street, Brunswick Heads.

Dear Sir,

I wish to make a submission regarding the DA 10.2019.301.1.
I strongly OBJECT to the approval of this DA at 16 Short Street, Brunswick Heads.

This proposed development is in no way compatible with the existing homes in Short Street. From the plans, it looks like a small motel, with 10 bedrooms, 10 toilets and upstairs kitchen and loungeroom, and downstairs “wet bar” and “billiards room”, which will be the kitchenette and loungeroom. An Air bnb by any other name!!!!

I have lived in Short Street for 14 years and greatly enjoyed the amenity, the quiet and my neighbours. My grandchildren have played in the street growing up, and its been quite and safe for all of us. There are many single older women in Short Street, and I’m sure none of us will feel comfortable with a motel in our street, with people coming and going all the time.

Where will they all park? In front of our houses no doubt.

This development is out of place in our street, its not for families, the developer only wants to make money. The size, scale and bulk does not suit the surrounding houses.

It would be better suited to the commercial zone in Brunswick Heads, where there are other buildings of this scale.

I want the development refused outright by council, it does not belong in Short Street Brunswick Heads.

Yours sincerely,

Barbara Hancock
15A Short Street

Brunswick Heads 2483

02 6685 1541

From: Rosie Jones
To: council
Subject: Development Proposal 16 Short St, Brunswick Heads
Date: Sunday, 30 June 2019 12:55:43 PM

Dear Sir/ Madam,

Our family live directly over the road from 16 Short St, Brunswick Heads at 9 Short St, Brunswick Heads.
It has come to our attention that a development proposal is under consideration for this property, consisting of two double storey dwellings each with a swimming pool, five bedrooms, each with ensuite and additional powder rooms.
This seems an unlikely choice of configuration for a residential dwelling in our area.
Brunswick Heads as a small coastal town consists of residential housing occupied by single families, single elderly people or couples. Our street especially is a pleasant, quiet location with the majority of residents being young families and older people living by themselves.
It is hard to believe that this proposal is not a purpose-built accommodation facility pitching to short term rentals, similar to seen in the growing Air BnB industry.
Our objection is that the development is not supporting the culture of Brunswick Heads; simple pleasures, low key family holiday experiences, supportive community lifestyle for all ages without an overburden on services.
Please don’t establish a precedent that would allow others to follow suit and build mini-hotel style accommodation sprinkled through our quiet, safe (at the moment) residential streets.

Yours Sincerely
Rosie Jones

9 Short St
Brunswick Heads

Mobile 0457 766 077

Sent from my iPhone

From:	Rosie Jones
To:	submissions
Subject:	Fwd: Development Proposal 16 Short St, Brunswick Heads
Date:	Monday, 1 July 2019 11:11:34 AM

Sent from my iPhone

Begin forwarded message:

From: Rosie Jones <art@rosiejoneseyes.com>
Date: 30 June 2019 at 12:55:32 pm AEST
To: council@byron.nsw.gov.au
Subject: Development Proposal 16 Short St, Brunswick Heads

Dear Sir/ Madam,

Our family live directly over the road from 16 Short St, Brunswick Heads at 9 Short St, Brunswick Heads.
It has come to our attention that a development proposal is under consideration for this property, consisting of two double storey dwellings each with a swimming pool, five bedrooms, each with ensuite and additional powder rooms.
This seems an unlikely choice of configuration for a residential dwelling in our area.
Brunswick Heads as a small coastal town consists of residential housing occupied by single families, single elderly people or couples. Our street especially is a pleasant, quiet location with the majority of residents being young families and older people living by themselves.
It is hard to believe that this proposal is not a purpose-built accommodation facility pitching to short term rentals, similar to seen in the growing Air BnB industry.
Our objection is that the development is not supporting the culture of Brunswick Heads; simple pleasures, low key family holiday experiences, supportive community lifestyle for all ages without an overburden on services.

Please don't establish a precedent that would allow others to follow suit and build mini-hotel style accommodation sprinkled through our quiet, safe (at the moment) residential streets.

Yours Sincerely
Rosie Jones

9 Short St
Brunswick Heads

Mobile 0457 766 077

Sent from my iPhone

From:	roslyn goodchild
To:	submissions
Subject:	DA No 10.2019.301.1
Date:	Monday, 8 July 2019 2:18:20 PM

To Whom It may Concern
I am writing to object to the submission for 16 Short Street Brunswick Heads. I do not believe that this application is in keeping with the low key, coastal village character or scale which the DCP adhere to.
I have been told by Byron Shire Council that Brunswick Heads is zoned low density, which means not building on more than 50% of the block, this development is not in line with these conditions. The floor plan, height and lack of garden space is not appropriate for a quiet residential street, where many long term elderly residents live. I am generally very concerned at the amount of large scale residential development being constructed in Brunswick Heads and am wondering how these large over sized properties are being approved as being appropriate or legal in a small village?
Roslyn Goodchild
3/9 Nana Street
Brunswick Heads

From:	geoff spicer
To:	submissions
Subject:	DA 10.219.301.1
Date:	Monday, 1 July 2019 10:26:19 AM

Brunswick Heads is an unique coastal village, Simple Pleasures as its known for .This letter is an objection and a request that you deny the application of the proposed development for these reasons:

1. The development is a high contrast to the areas neighborhood character , developments like this will eventually change the entire streetscape of what now makes this town unique. This development in 16 Short Street will be highly visible, will have an extreme lack of vegetation and two large constructions with two swimming pools.

2. This does not appear to be a residential development, with two 5 bedroom homes each with an en-suite. The size of construction will be a magnet for festival visitors who will take advantage of this resort/motel set up with large groups taking residence during these regular events. Extra guests , large gatherings and noise will result with such a large residence. The idea that this development is for affordable housing does not seem reasonable given the costs for the developer in purchasing the existing house and then construction at over $2.5 million.

3. The additional concentration of traffic will approx 5 cars for each dwelling and roadside parking for visitors will cause traffic and parking problems, there is nowhere to park in Galleon Lane. Galleon Lane is a hazard with it's lack of pavement maintenance along with water now flowing into the backyards of the houses at the low point in the street due to drains backing up after heavy rain. In its present state the lane will not cope with the additional traffic and stormwater runoff. There is no provision for parking for the house fronting Galleon Lane, there have already been instances of tradesmen's vehicles being damaged when parked near this address during construction of the house 2 doors down

4. The buildings are over height and would severely impact on the immediate neighbors sunlight and privacy.

5. Two swimming pools for an affordable house development is what could be expected of a holiday resort not affordable housing in a beachside town. The swimming pools will certainly impact on the peaceful enjoyment of homes and families surrounding this block.

6. In order to provide access to the house on Galleon Lane this appears to be no mention of the 3 large trees on this boundary and how they will be incorporated into the development and allow for easy access during construction.

The developer needs a design that is smaller less intrusive on neighboring properties and more sensitive to the character of this village.

Ruth and Geoff Spicer, 4 Short St. Brunswick Heads.

MRS. V. SPEARS
"LORETO" 5 SHORT STREET,
BRUNSWICK HEADS
NSW 2483 4th July '19

TO THE SHIRE PRESIDENT
PLUS ALL THE MEMBERS
OF BYRON SHIRE COUNCIL.

PLEASE NOTE HOW I, VAL SPEARS AND ALL MY FAMILY AND NEIGHBOURS, STRONGLY OBJECT TO THE (PROPOSED BUILDINGS) IN THIS SMALL STREET — SHORT STREET! NOT ONLY WOULD THE NOISE DESTROY OUR NORMAL LIVES — IT IS NOT SUITABLE TO IMPOSE THIS UPON RATE PAYERS, WHO ENJOY WHERE WE HAVE LIVED FOR MANY YEARS!!

NO DOUBT

THIS PROPOSAL BEFORE THE COUNCIL, MUST HAVE BEEN ONE THAT WOULD MEAN — LOTS OF MONEY!!

SO COUNCILORS CONSIDER, IF IT WAS INTENDED FOR THE STREET WHERE YOU AND YOUR FAMILY LIVE! MONEY OFFERED WOULD NOT COVER THE RIGHT YOU HAVE TO LIVE IN PEACE AND HARMONY WITH YOUR FAMILY.

SO BE IT!

Val Spears

1/3 Nana St, Brunswick Heads
slhtomeara@bigpond.com
0411 148 644
8th July 2019

Byron Shire Council
Objections to DA No. 10.2019.301.1.
Development site: 16 Short Street, Brunswick Heads

Dear Byron Shire Council
I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads. I am totally against this proposal as is every local I talk to.

Most importantly this DA is simply a money making exercise from a millionaire developer trying to rort local council regulations by not adhering to many areas of building compliance. The height and scale of this 10 bedroom, 10 bathroom development is totally unsuited to this residential area of Brunswick Heads. The building height plane should not be accepted nor should the obvious unrealistic parking allocation.

Not only is the scale way over what should be allowable in this area, but the amenity issues forced on neighbours from such a development needs strong investigation and clarity. As designed, this development could simply be a huge AirBnB party house or a very noisy boarding house/ backpackers. Both of which are totally unsuitable for a quiet residential street and the current streetscape.

This development needs to be refused outright as any approval will set a precedent that will be then be copied again and again and cause negative and unliveable amenity and parking issues throughout the town. This development is not in keeping with what the local community finds acceptable in their small village.

Regards
Sean O'Meara
1/3 Nana St, Brunswick Heads
slhtomeara@bigpond.com
0411 148 644

Sonia Laverty
Convener
E: mullumra@gmail.com
P: 02 6684 1961

Mullumbimby Residents Association

8th July 2019

Submission objecting to DA No 10.2019.301.1
(16 Short Street, Brunswick Heads, NSW)

We object to this DA for the following reasons:

The proposed 2 x 2 story buildings are not compatible with the site or character of the area and do not comply with Byron Shire DCP which states that a development shall 'maintain and enhance the low key, family , coastal village character, streetscape and scale of Brunswick Heads'.

Approval of this DA would set a precedent unacceptable to existing residents and unsuitable as the intention appears to be 'commercial', rather than 'residential' and 'low key' as the DCP intends.

The potential for commercial use is evidenced by the plans which include 2 swimming pools, 2 billiard rooms, 2 large wet bars, 4 powder rooms and 4 alfresco areas.

With the possibility of 15-20 residents in-situ at any one time the allocation of one parking space per building is inadequate and evidence of intended commercial use of the site.

Finally, we are concerned that approval of this DA may set an unacceptable precedent for Byron Shire. The two double story buildings do not comply with the building height, setback requirements of the look and feel of the area.

Dr. Sonia Laverty
Convener, MRA
17 Dalley St,
Mullumbimby
Mb.0408 653 923

DA 10.2019.301.1 16 Short Street, Brunswick Heads

This submission is in objection to the DA. The development is vastly inappropriate for the area.

1. Long Term Stay – this item is not adequately addressed. The DA as presented encompasses 10 bedrooms, 10 bathrooms each with toilets, and two additional toilets. This would infer a possible use of guest house/accommodation venue, or boarding house, out of keeping with the amenity of the village nature of Brunswick Heads. Please note a DA for Boarding House in Teven Street some years previously was refused by NSW Land and Environment Court, on the grounds of the Boarding House being out of character with the existing urban development.
2. Under Chapter B9 Landscaping the application states 64% of the site to be undeveloped, yet the plans indicate that roof area and hardstand area totalling 695m2 leaves a green area of only 319m2 out of total of 1014m2 – clearly not 64% for landscaping
3. Clause 4 Environmental Interactions and Impacts – flora and fauna impacts: the DA states there is one hoop pine and one unidentified tree adjacent to Galleon Lane. This is manifestly FALSE. There are currently 3 mature hoop pines adjacent to Galleon Lane, they are majestic endemic rainforest trees planted by the previous owners 70 years ago and have been important habitat to many generations of birds, sustaining large populations of magpies, corellas, galahs, blue-faced honey eaters, fig birds, king parrots, yellow-tailed black cockatoos, kookaburras, ibis and noisy miners. The destruction of these trees will cause significant impact to the native fauna of the area, and to the bird-loving human residents who have enjoyed the amenity of these trees for generations.
4. Carparking and Traffic – DA states additional 9-10 vehicle trips expected from this development, which places an unacceptable increase in traffic load on the local streets and lanes.
5. There will be significant shade and privacy implications for neighbours on both sides of 16 Short St. The applicant should be requested to present a shadow diagram of the impact of this proposal on the adjoining neighbours. The large balcony areas and swimming pools are opposed due to the noise impact on neighbours in a wider area.
6. Stormwater Management – the proposed catchment is of Roof Area 593m2, Hardstand Area 102m2 leaving Green area 319m2. Provision of 1500l water reuse tank is frankly inadequate to cope with the heavy rain events experienced in this subtropical region and associated rainfall patterns.

Susan Broadbent
13 Teven Street
Brunswick Heads 2483
30 June 2019

From: Tameeka Glass
To: submissions
Subject: Objections to DA 10.2019.301.1
Date: Monday, 8 July 2019 10:57:46 AM

Dear Byon Shire Council,

I am writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short St, Brunswick Heads.

The development is not compatible with the character of Brunswick Heads.

In my opinion, the council should not grant Sasha Hopkins' request to exceed the Building Height Plane. The size, scale and bulk do not suit the surrounding streetscape.

I feel that the proposed development will have a negative impact on the residents of Short St. Brunswick Heads has a community feel. Byron Bay has lost it's community feel, due to the mass of development that has been approved. It is troubling to think that out of town developers envision being able to do the same to Brunswick Heads.

My main concern is that of Joy. Joy is 83 years old and lives in 18 Short, Brunswick Heads. Joy has resided in that house since marrying her husband Lindsay, in her early twenties. I speak on behalf of our neighbourhood when I share that we care about Joy's wellbeing. To inflict the happenings that such a large development site would bring onto an elderly lady who has lived in the street for the majority of her life is unimaginable, disrespectful and thoughtless. I am concerned about the noise that the development would bring.

The size of the proposed development suggests that it would be heavily populated. I have concerns about the noise disruption caused by fifteen to twenty guests. In addition to Joy being next door, there are a number of elderly residents living in homes surrounding the development. The thought of this development going through is causing them distress. The bulk of the design leaves very little room for lawn, garden and overshadows the neighbours.

I want the development to be refused outright.

Kind Regards,

Tameeka Glass

--

Tameeka Glass Education Officer (Primary)
Learning Services
Catholic Schools Office, Diocese of Lismore
Presentation House, 3 Dawson Street, Lismore NSW 2480
PO Box 158, Lismore, NSW, 2480
Tel: mobile number | 0436 676 502
WebsiteGB email View map

From: vanessa kellas
To: submissions
Subject: Objections to DA No 10.2019.301.1
Date: Monday, 8 July 2019 1:16:55 PM

To whom it may concern,

I would like to place a objection for council to review DA No 10.2019.301.1 as I understand that these plans do not comply with the building height and set back requirements. I also understand that the plans were submitted as two separate plans each with a single dwelling, instead of the more compact plan of having the two dwellings on the one site.

I have heard many concerns from the local residents who are concerned their quiet street will be greatly affected by the addition of this big property development which seems to be being built as an investment first and foremost according to the developers social media profile.

Regards

Vanessa Kellas
24 Nana St, Brunswick Heads 2483

From:	Veronica Beckwith
To:	council
Subject:	Objections to DA No. 10.2019.301.1
Date:	Sunday, 7 July 2019 2:01:27 PM

Veronica Beckwith
8/7 Newberry Parade,
Brunswick Heads 2483
Email: veronicabeckwith1@hotmail.com
Mobile: 0428 106 239
July 7, 2019
To: Byron Shire Council
Re: Objections to DA No. 10.2019.301.1
Developer: Sasha Hopkins, CEO of The A Team and Short St Long Stay PTY LTD
Development site: 16 Short Street, Brunswick Heads

Dear Byron Shire Council
I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.
1. I do not believe this development is compatible with the character of Brunswick Heads.
2. I also do not think Council should grant his request to exceed the Building Height Plane.
3. The sheer size, scale and bulk is quite out of keeping with the surrounding streetscape. The number of parking spaces is inadequate for the structure, and to allow only 2 car parks for 10 bedrooms is to show lack of responsibility at the least, and sheer greed at its worst, expecting on street parking to take up the overload that results. If this were a unit complex, there would be far greater parking requirements laid down by a planning authority.
4. While some change is inevitable, this completely changes the character of this street and town. The number of cars alone for this number of dwellings will massively increase the existing parking in the streets. I have lived previously in streets where increased density has created many more cars on the street, much higher noise levels, and much greater hazards for children walking to and from school and the shops or playing, and for the elderly who live in that street and have to navigate the street. This reduces the aesthetics, makes for hazards (as above) and decreases the value of all the surrounding properties. Its character is clearly high density residential and even smacks of a resort, with bars and pools and no limits that would accompany such building use if it was spelled out as a hotel/motel/resort/holiday letting. To call it residential is ludicrous as it smacks more of a holiday venue than a family home.
5. I want the development to be refused outright and the term residential to be defined specifically so no more quasi developments such as this attempt to slide under the radar.

Sincerely
Veronica Beckwith

From:	Wendy Royston
To:	submissions
Subject:	DA 10.20L9.30.1
Date:	Monday, 8 July 2019 6:27:52 PM

Recipient: Byron Shire Council
Re: Objections to DA No. 10.20L9.30.1 Developer:Sasha Hopkins, CEO of The A Team and Short St Long Stay PTY LTD
Development site: 16 Short Street, Brunswick Heads

Dear Sir or Madam
I am a resident of Brunswick Heads and a home owner. I am writing out of concern with regard to the above DA which is seeking approval. I believe the development is incompatible with the local area. Many elderly people and young families live next to and in the immediate vicinity of this quiet location.

The Byron DCP says that a development shall "maintain and enhance the low key, family friendly, coastal village character, streetscape and scale of Brunswick Heads". This development does not do that. It is neither low key nor in character with the surrounding village.

I do not believe that Council should grant the owner's request to let him exceed the Building Height Plan. The Plan is there in order to prevent buildings of this type from being built in Brunswick Heads. The size and scale does not suis the surrounding streetscape.

I believe this development which purports to be a residential property will obviously be a commercial prospect for the developer. This project will affect the amenity and well being of those living nearby. There are insufficient car parking spaces, so people will park on the street which will impact residents nearby with the constant coming and going of so many people. Add to that.the likelihood of short term partying guests and the wet bar and 2 pools which will create noise, probably with loud music and alcohol driven behaviour spilling out onto the street.

Please reject this DA for the above very valid reasons.
Wendy Royston
64 Fingal St
Brunswick Heads 2483
0401013333
wsroyston@gmail.com

From:	Aya Emery
To:	submissions
Subject:	Fwd: DA 10.20L9.30.1
Date:	Monday, 8 July 2019 7:47:50 PM

I would like to support the below submission. I am also a resident of Brunswick Heads and I share these concerns.

Kind regards, Aya Emery.

Recipient: Byron Shire Council
Re: Objections to DA No. 10.20L9.30.1 Developer:Sasha Hopkins, CEO of The A Team and Short St Long Stay PTY LTD
Development site: 16 Short Street, Brunswick Heads

Dear Sir or Madam
I am a resident of Brunswick Heads and a home owner. I am writing out of concern with regard to the above DA which is seeking approval. I believe the development is incompatible with the local area. Many elderly people and young families live next to and in the immediate vicinity of this quiet location.

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I do not believe that Council should grant the owner's request to let him exceed the Building Height Plan. The Plan is there in order to prevent buildings of this type from being built in Brunswick Heads. The size and scale does not suis the surrounding streetscape.

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Please reject this DA for the above very valid reasons.
Wendy Royston
64 Fingal St
Brunswick Heads 2483
0401013333
wsroyston@gmail.com

From:	ainso duke
To:	submissions
Subject:	Vehement objection to DA No. 10.2019.301.1 (16 Short St, Brunswick Heads)
Date:	Monday, 8 July 2019 2:38:01 PM

Dear Byron Shire Council,

Spend a bit of time in Brunswick Heads just strolling around and watching people come and go.

You will notice the demographics of old inexorably changing. Many people I know say that Brunswick Heads has now become the southernmost part of the Gold Coast conurbation.
We already have ostentatious waterfront developments near the War Memorial park, a distinct dearth of parking spots, food outlets more suited to Noosa Heads than Brunswick Heads and on a sunny day, every man and his two dogs are here.

Is this what you have in mind for our childrens' futures ?

When you are old and decrepit, will you look back and say to your grandchildren " Yes, I am glad I approved all those DAs and made Brunswick Heads what it is today! " ?

Sincerely,

Wu Wei
23 Narooma Drive, Ocean Shores.

Pro-Forma Letter

YOUR NAME Ailsa Tegge

Your address: 42 Fingal St

Your email: N/A.

Your phone number: 66851833

Date: 5.7.19

BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: - 9 JUL 2019
FILE NO: A77844
ASSIGNEE: A Wilson

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

   Definately not!

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

   No

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

   No
   Trouble with lane parking - not suitable

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

   Friend boy is horrified and scared. (in her 80's)

5. Any other comments.

   I have lived here all my life (Age 95)
   Too many granny flats + dwelling

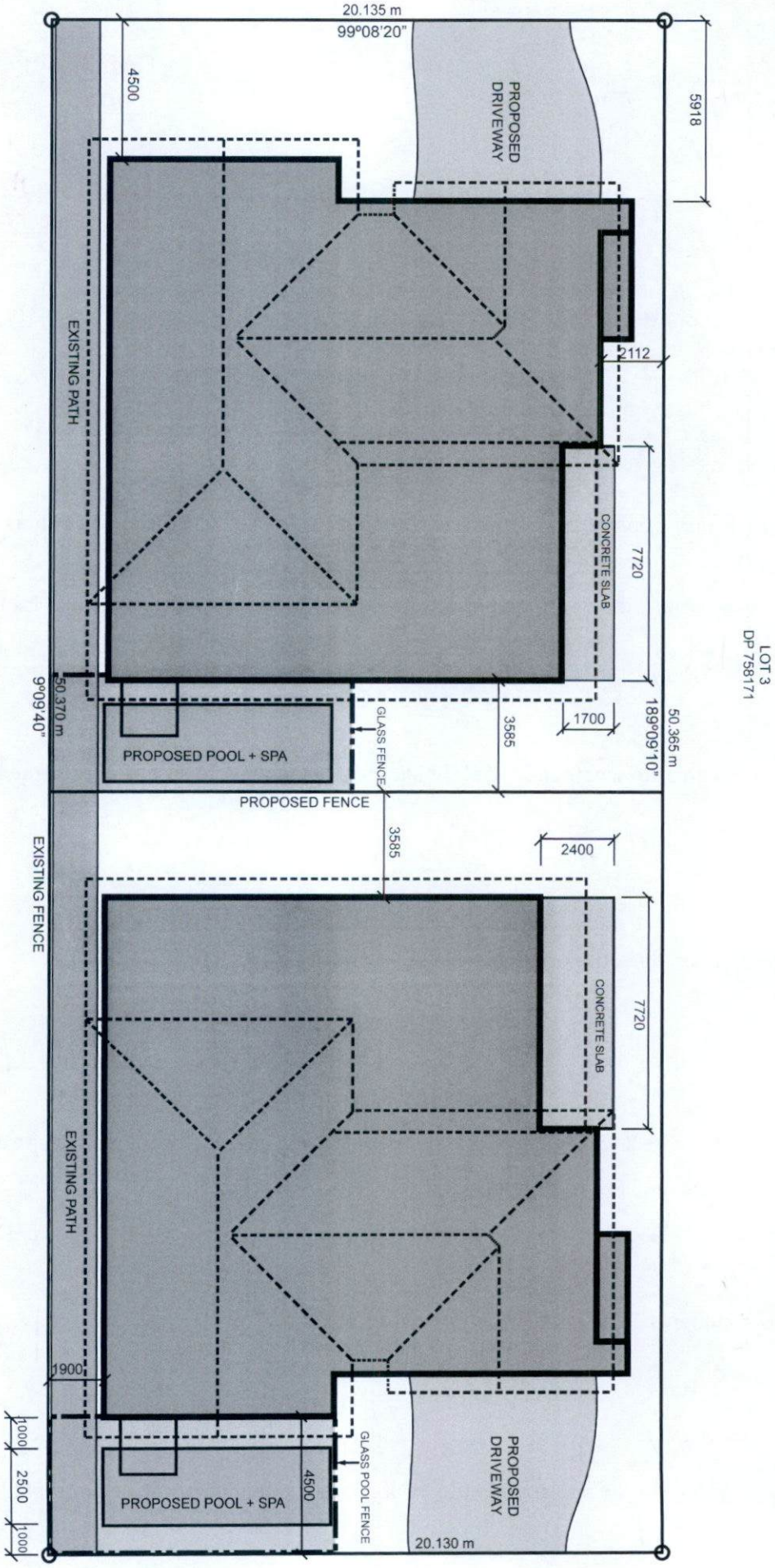
6. Say whether you want the development to be approved, amended or refused outright.

   Refused.

Sincerely, A. L. Tegge

7 Booyar

GALLEON LANE



SHORT ST

PO Box 219, Mullumbimby NSW 2482 or email council@byron.nsw.gov.au

DA 10.2019.301.1 Short St Long Stay Pty Ltd 16 Short St, Brunswick Heads, 2483 NSW

Demolition of existing Dwelling House and Construction of Two (2) New Dwellings and Two (2) Swimming Pools to create Dual Occupancy (Detached)

What is the purpose of these dwellings? Very few buildings in Brunswick Heads with five bathrooms and none with five plus bathrooms to match. It is the type of dwelling that has caused so many problems for residents on Byron Bay. This DA should go to councillors and should be refused.

Another house being demolished in Brunswick heads to be replaced by a Wategos style huge dwelling that is out of touch with the humble low-key dwellings that characterise BH.

Setbacks should not be reduced as theses areas are needed for vegetation to reduce the negative impact of these huge dwellings on the streetscape.

Swimming pools are not necessary in BH. Go swim in the ocean or any part of the three arms of the Brunswick River. Pools will be noisy for neighbours in this very quiet part of town especially with the number of people who could be staying in these dwellings, possible 20 plus adults at any time.

Impact of parking, traffic, garbage, noise and light on neighbours.

Flora and fauna impact. Hoop pines should remain as important top story trees for birdlife.

Impact of stormwater causing local flooding due to increase in hard surfaces.

This DA is a heritage item as streetscape bulk and scale will be changed for ever.

The rear dwelling should have driveway access to Short St for garbage and mail. Back lane is one of the smallest in BH and will not cope with the proposed rear dwelling. Any car entry should be from Short St

Visual prominent of the DA on both Short St and the lane. Bulk and scale out of keeping on the back lane which only have low key, one story dwellings. Visual impact on the streetscape in both bulk and scale.

Negative impact on privacy and overshadowing as a result of where plan exceeds the building plane requirements

Two five-bedroom dwellings both with pools will significantly increase noise for neighbours compared to the current single, two-bedroom dwelling without a pool

Social impact of big increase in the number of occupants, possible 20 adults, their cars, noise of large groups, late night and other outdoor socialising and noise/music etc

Increase in the number of car movements and associated noise and disturbance with an additional eight bedrooms being added to the block. This is much too big an increase. Laneways will not cope with any additional traffic or parking

This DA contains 10 bedrooms, it is not low density and is out of step with more modest dwellings that characterise BH and give it is nostalgic streetscape harking back to simpler times, it is why BH is so special to so many people. Residents want to see this streetscape preserved not demolished. Particularly if the new dwellings are geared to high density holiday accommodation which have historically caused so many problems for residents of Byron Bay in the past (large 5-bedroom houses)

This DA is not **low density residential** as R2 zone intends

I am glad to see that the DA is not taking advantage with the 9m height limit as this is way above the existing street heights

The owner of this property makes a living from selling and developing real estate. This DA shows he has no interest in the towns in which he develops these properties or the impacts these developments will have on those who live in the village. Development on the back lane is a nonsense. Unfortunately, he has pick the wrong village not to care about and he is about to find out how many people do care.

Pro-Forma Letter

YOUR NAME Anne-Marie Woods

Your address: 31 Yalla Kool Drive, Ocean Shores. NSW. 2483

Your email: am@jiggi.net

Your phone number: 0418 790 144

Date:

BYRON SHIRE COUNCIL
DOC NO:
REC'D: - 9 JUL 2019
FILE NO: A 77844
ASSIGNEE: A Wilson

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

I do not think this development is at all compatible with Brunswick Heads. This is a PARTY HOUSE. Brunswick Heads is characterised by Village style homes and Family living.

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

Council must PROTECT the existing Residents. Council Should refuse to give permission for this development to exceed the building height. This sets a dangerous precident for further developments - not least of all totally ignoring those already living adjacent, their amenity being ruined.

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

The huge size and bulk does NOT suit the streetscape. The potential for LOUD, continous, invasive noise to neighbours is obvious. This Gold Coast style does NOT Belong in Bruns... Keep it SIMPLE is our Village moto. 10 bedrooms in one dwelling is not residential! This is a Resort style building on a single site.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

This is a detremential element in Bruns. Parking is already a problem & this will compound it. The very look of the huge building is at odds with the VILLAGE atmosphere. Neighbours are hugely impacted by the close property boundry, height and noise from the pods & bar areas being used. Also the towering height blocks light and airflow into immediate neighbours homes. The concrete blocks are devoid of any garden element... totally lacking in an environmental aspect.

5. Any other comments.

6. Say whether you want the development to be approved, amended or refused outright.

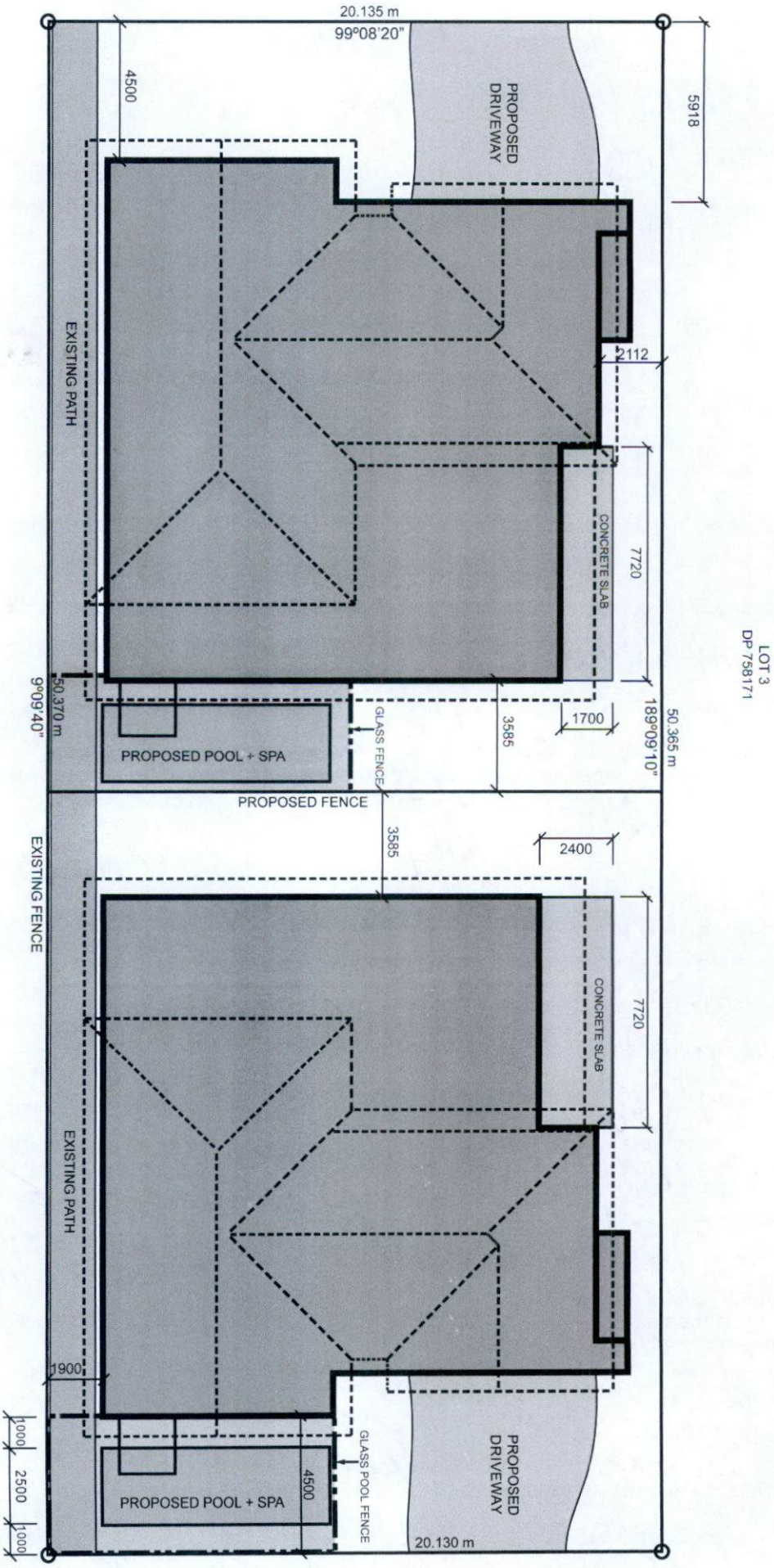
This building does not serve the community or families. It does not help with the lack of afordable housing in this area. It is not environmental or considerate of the locals and life here. The impact on the neighbours and their emotional well being is very Distressing. It should be REFUSED.

Sincerely,

A.M. Woods

ANNE-MARIE WOODS

GALLEON LANE



SHORT ST

Pro-Forma Letter

BY BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: - 9 JUL 2019
FILE NO: A-12844
ASSIGNED: A Wilson

YOUR NAME

Your address: 35 City Rd.

Your email: aylardavies@gmail.com

Your phone number: 0438 566 156

Date: 9 / JUL. 2019.

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

   Absolutely not! 'GENTRIFICATION'! is not the Charecter of BRUNS.

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

   NO. THIS Then lets anyone do what they wish when they wish! lets set a president that $$$ cant By anything. Destruction to enviroment.

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

   NO IT IS STARK AND GAWDY. No within keeping with the Beach Scene.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

   NOISE, DISRUPTION. People are unconcious So it will be an imposition to others

5. Any other comments.

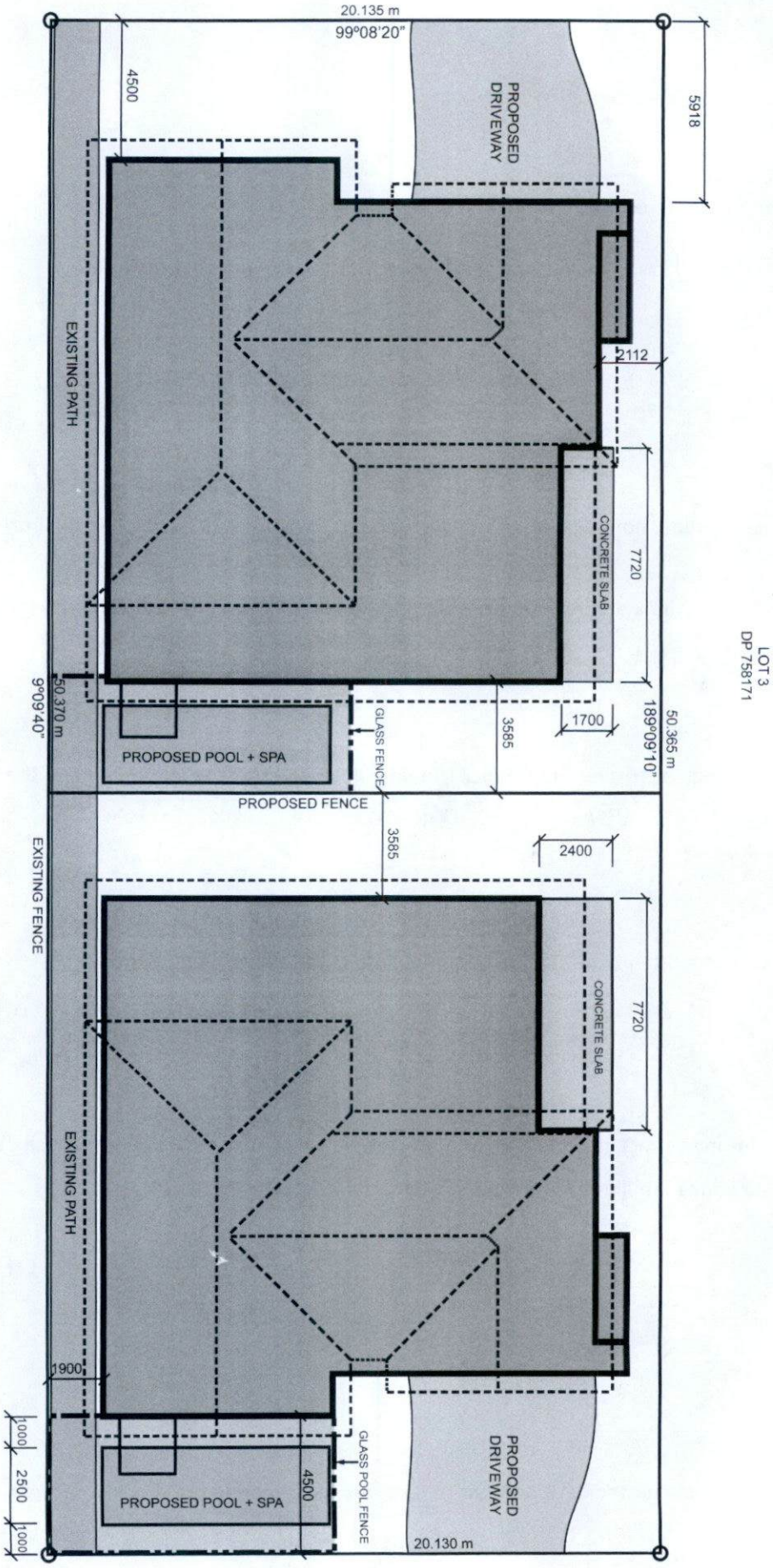
   JUST 'NO!'

6. Say whether you want the development to be approved, amended or refused outright.

   REFUSED.

Sincerely, Aylar Davies
35 City Road, Mullumbimby

GALLEON LANE



SHORT ST

YOUR NAME Catherine Perversi **Date** 7 / 7 / 2019

Your address: 22 Left Bank Rd.
Mullum.

Your email: catherineperversi@gmail.com

Your phone number: 0431 600 138

BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: - 9 JUL 2019
FILE NO: A77844
ASSIGNEE: A Wilson

Recipient: Byron Shire Council
Re: Objections to DA No. 10.2019.301.1
Developer: Sasha Hopkins, CEO of The A Team and Short St Long Stay PTY LTD
Development site: 16 Short Street, Brunswick Heads

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

The small community is characterised by a low-key modesty that is at odds with the scale of this dev. application

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

No. this would set a dangerous precedent, resulting in a Gold Coast-like landscape.

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

This development is within the confines of a residential zone and, is out of character with surrounding habitus living.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

The increase in traffic, noise and use of infrastructure will seriously restrict the comfort of current residents, especially the elderly and family units.

5. Any other comments.

RECEIVED BY FRONT COUNTER
- 8 JUL 2019
BYRON SHIRE COUNCIL

6. Say whether you want the development to be approved, amended or refused.

Definitely refused.

Sincerely, C. Perversi

Pro-Forma Letter

YOUR NAME

Your address: 2/29 Nana St Brunswick Heads NSW 2483

Your email: chiaramac@hotmail.com

Your phone number: 0416414090

Date: 7/07/19

BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: - 9 JUL 2019
FILE NO: A 77844
ASSIGNEE: A Wilson

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

No, it sounds like it's turning Brunswick Heads into Byron Bay. Brunswick Heads is a small town.

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

We have height restrictions to maintain the character of small town Brunswick Heads.

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

All houses (including mine) are either single story or double.
this sound so unlike character of surrounding streets.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

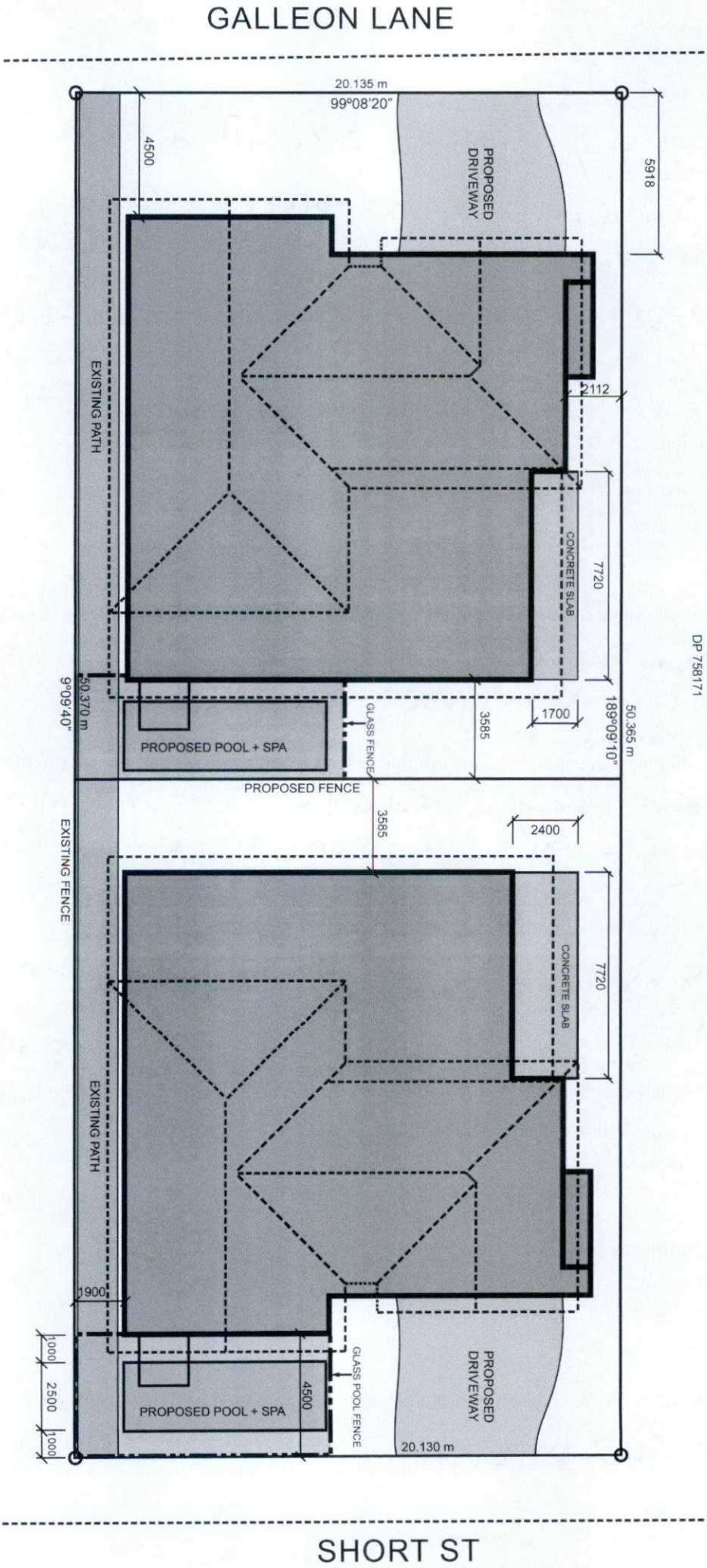
NOISE!!

5. Any other comments.

6. Say whether you want the development to be approved, amended or refused outright.

REFUSED OUTRIGHT!

Sincerely,


GALLEON LANE
20.135 m
99°08'20"
4500
PROPOSED DRIVEWAY
5918
EXISTING PATH
2112
CONCRETE SLAB
7720
LOT 3
DP 758171
9°09'40"
50.370 m
PROPOSED POOL + SPA
GLASS FENCE
3585
1700
189°09'10"
50.365 m
PROPOSED FENCE
3585
2400
EXISTING FENCE
CONCRETE SLAB
7720
EXISTING PATH
1900
1000
2500
1000
PROPOSED POOL + SPA
4500
GLASS POOL FENCE
PROPOSED DRIVEWAY
20.130 m
SHORT ST

YOUR NAME DANNY LANDER **Date** 06 / 7 / 2019

Your address: 13/55 LIVINGSTONE RD, PETERSHAM NSW 2049.

Your email: dangell3332002@yahoo.com.au

Your phone number: 0402432395.

BYRON SHIRE COUNCIL
DOC NO: .....
RECD - 9 JUL 2019
FILE NO: A77844
ASSIGNEE: A Wilson

Recipient: Byron Shire Council
Re: Objections to DA No. 10.2019.301.1
Developer: Sasha Hopkins, CEO of The A Team and Short St Long Stay PTY LTD
Development site: 16 Short Street, Brunswick Heads

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

NOT AT ALL. THIS BUILDING WILL CHANGE THE ~~ARCHITE~~ ARCHETECTURE OF THE ENTIRE STREET.

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

THE COUNCIL RULES ARE THERE FOR A REASON. MY CONCERN IS ONCE THEY ARE COMPROMISED, OTHERS MAY ALSO DO SO.

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

NOT AT ALL. THIS BUILDING WILL NEGATIVELY AFFECT THE CULTURE & LOOK OF THE STREETSCAPE.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

I GREW UP WITH SHORT STREET AS MY BACKYARD. THE TREES ARE PRECIOUS.

5. Any other comments.

I FEAR ALSO FOR THE INFRASTRUCTURE PRESSURE THAT THE HIGHER POPULATION THIS BUILDING MAY BRING.

6. Say whether you want the development to be approved, amended or refused.

AMENDED / REFUSED

Sincerely, ...

submissions@byron.nsw.gov.au

YOUR NAME **Date** 7 / 7 / 2019

Your address:

See below.

BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: - 9 JUL 2019
FILE NO: A77844
ASSIGNEE: A Wilson

Your email:

Your phone number:

Recipient: Byron Shire Council
Re: Objections to DA No. 10.2019.301.1
Developer: Sasha Hopkins, CEO of The A Team and Short St Long Stay PTY LTD
Development site: 16 Short Street, Brunswick Heads

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads. THIS HI-DENSITY IS WITHIN A LOW DENSITY PRECINCT AND OBVIOUSLY THIS DEVELOPMENT IS NOT COMPATIBLE WITH THE CHARACTER OF BRUNSWICK HEADS

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane. COUNCIL SHOULD MOST DEFINITELY NOT GRANT THIS REQUEST. THE BUILDING HEIGHT PLANE IS DESIGNED TO AID THE AMENITY OF LOW DENSITY HOUSING PRECINCT.

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.
BLIND FREDDY CAN SEE WHAT THE SIZE AND SCALE OF THIS DEVELOPMENT IS INTENDED FOR. HI DENSITY HOUSING AND COUNCIL SHOULD REJECT THIS OUTRIGHT

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.
ANY BRUNSWICK LOCAL CAN TELL YOU ABOUT THE EFFECT OF GRANNY FLAT DEVELOPMENT. NO ALLOCATED PARKING, CROWDED LANEWAYS LOSS OF AMENITY. THIS DEVELOPMENT IS TEN GRANNY FLATS.

5. Any other comments.
ONCE YOU ALLOW A DEVELOPER TO BAGAK THE RULES YOU HAVE SET A PRECEDENT AND WHO KNOWS WHAT WILL FOLLOW

6. Say whether you want the development to be approved, amended or refused.
TOTALLY REFUSED

Sincerely, David J Boulter 10 SOUTH BEACH ROAD BRUNSWICK HEADS

Pro-Forma Letter

YOUR NAME Denise Gray

Your address: 8/20 Booyun St. Brunswick Heads 2483

Your email:

Your phone number: 66 851825

Date: 7. 7. 2019

BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: - 9 JUL 2019
FILE NO: A77844
ASSIGNEE: A. Wilson

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.
   No Brunswick Heads does not need a development of that size

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.
   No. we do not need to exceed the Height plan in Brunswick Heads

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.
   The scale & bulk do not suite Brunswick

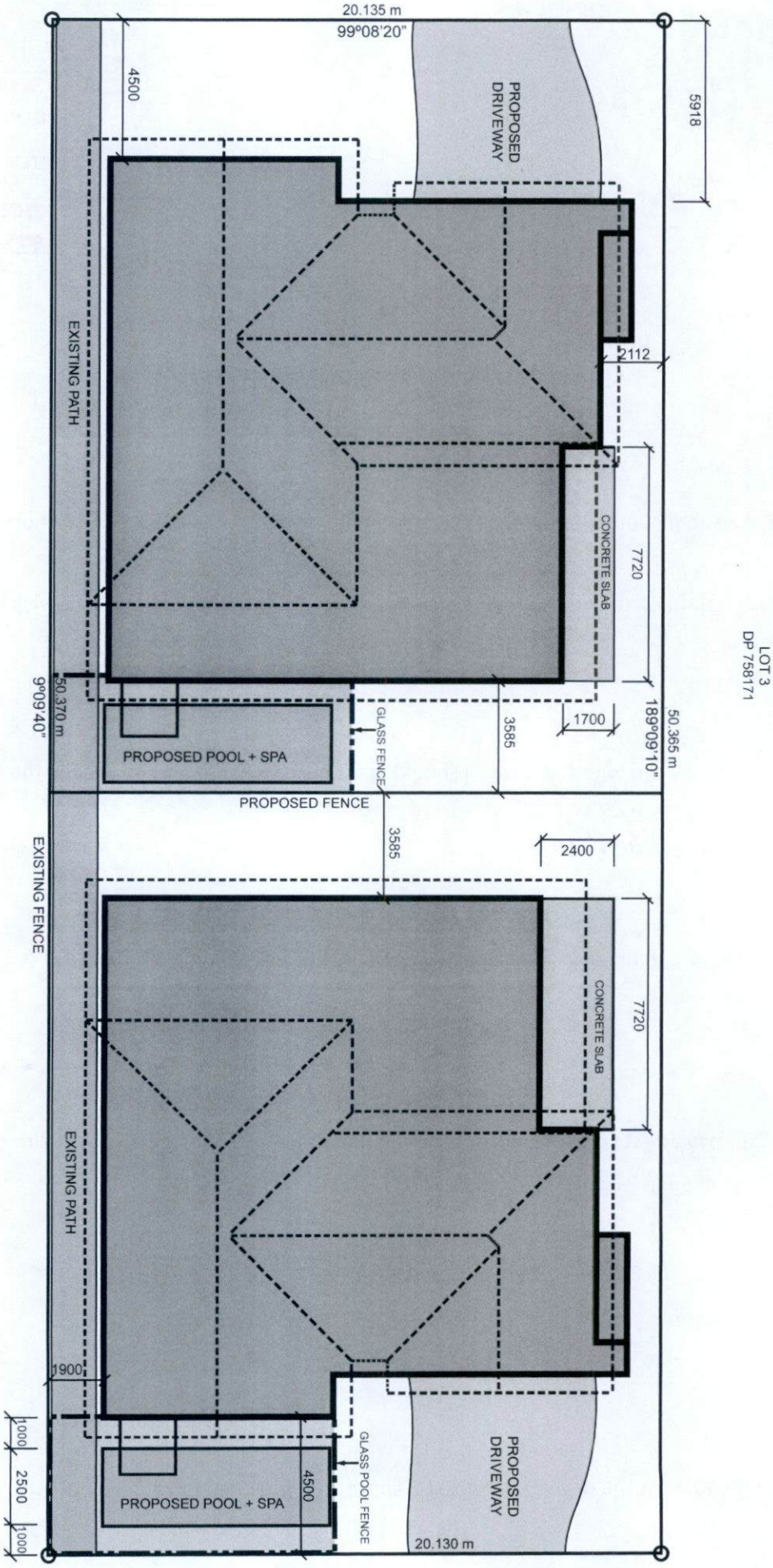
4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.
   It would be incompatible to the residents living close by

5. Any other comments.
   Don't do this to Brunswick

6. Say whether you want the development to be approved, amended or refused outright.
   Refused

Sincerely, D. Gray

GALLEON LANE



SHORT ST

YOUR NAME EVER JO **Date** 6 - 7 - 19 Sat

Your address: PO BOX 63 LANE COVE NSW 1595

Your email: lemmm@yahoo.com.au

Your phone number: 0405841532

BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: - 9 JUL 2019
FILE NO: A77844
ASSIGNEE: A Wilson

Recipient: Byron Shire Council
Re: Objections to DA No. 10.2019.301.1
Developer: Sasha Hopkins, CEO of The A Team and Short St Long Stay PTY LTD
Development site: 16 Short Street, Brunswick Heads

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

NOT COMPATIBLE ~~architecture~~

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

COUNCIL ~~[illegible]~~ SHOULD REFUSE & DENY REQUEST

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

SIZE SCALE BULK DOES NOT SUIT SURROUNDING LANDSCAPE

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

THIS SITE AFFECTS ALL LOCAL & VISITING PEOPLE ESP. ELDERLY & THE YOUNG FAMILIES IN A VERY EXTREMELY NEGATIVE UNHEALTHY DETRIMENTAL TO LIFE WAY.

5. Any other comments.

6. Say whether you want the development to be approved, amended or refused outright.

I WANT THE DEVELOPMENT REFUSED OUTRIGHT.

Sincerely,

submissions@byron.nsw.gov.au

Pro-Forma Letter

YOUR NAME HARRY VAN DE VENNE

Your address: 54 TWEED STREET BRUNSWICK HDS

Your email:

Your phone number: 0266851084

Date: 6-7-2019

BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: - 9 JUL 2019
FILE NO: A77844
ASSIGNEE: A Wilson

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

   NO. (IT'S NOT IN A COMMERCIAL AREA.

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

   NO. (BRUNSWICK HEADS IS NOT READY FOR THIS ESTABLISHMENT.

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

   ITS COMPLETELY OVER THE TOP.
   WERE NOT BYRON BAY.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

   NEIGHBOURS WONT SEE MUCH SUNSHINE.

5. Any other comments.

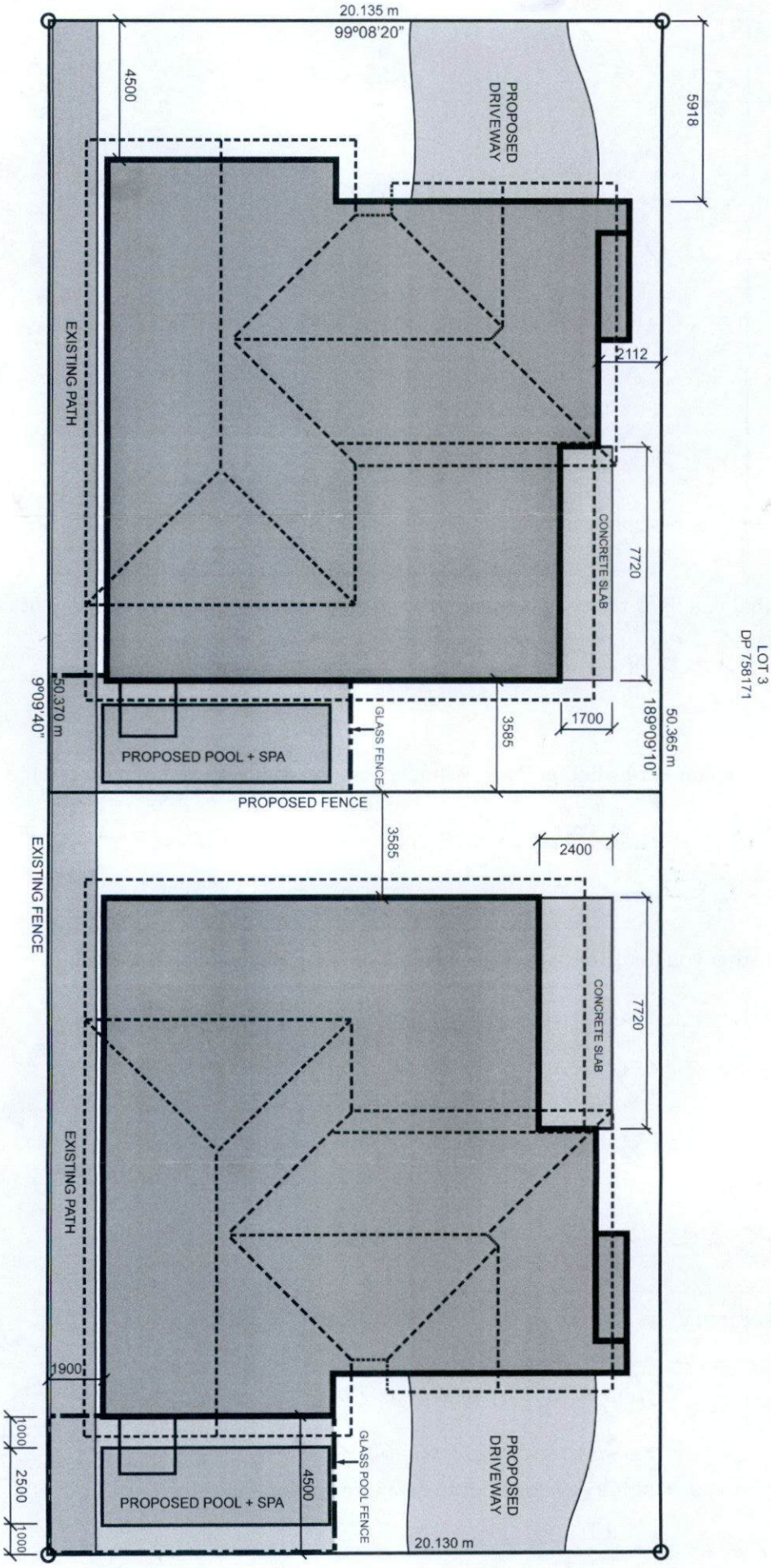
   INSUFFIENT CAR PARKING. I THOUGHT LIMITATIONS ON A NUMBER BEDROOMS ALLOWED BY COUNCIL ON A BLOCK.
   NO INFRUSTRUCTURE IN PLACE BY COUNCIL FOR EXTRA WATER & SEWERAGE.

6. Say whether you want the development to be approved, amended or refused outright.

   REFUSED OUTRIGHT.

Sincerely, H Van de Venne

GALLEON LANE



SHORT ST

Pro-Forma Letter

RECEIVED BY FRONT COUNTER
- 8 JUL 2019
BYRON SHIRE COUNCIL

BYRON SHIRE COUNCIL
DOC NO:
REC'D: - 9 JUL 2019
FILE NO: A77844
ASSIGNEE: A Wilson

YOUR NAME Kate Ferguson

Your address: 9 Longstaff St, Kew East

Your email: Kate.kjf@gmail.com

Your phone number: 0425 793861

Date: 6/7/19

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

This clearly does not fit character of Brns. Heads. As we walk along the streets the beauty of the town is evident. If it is developed we will not be returning. (:(

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

No exceeding of Building Height restrictions should ever be passed. These restrictions are set to maintain the character of the area

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

Filling land and, double storey with concrete blocking sun, removing trees (~~poise~~ (poisoned)

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

Buildings which are developed to encourage loud outdoor entertaining impacts neighbours negatively

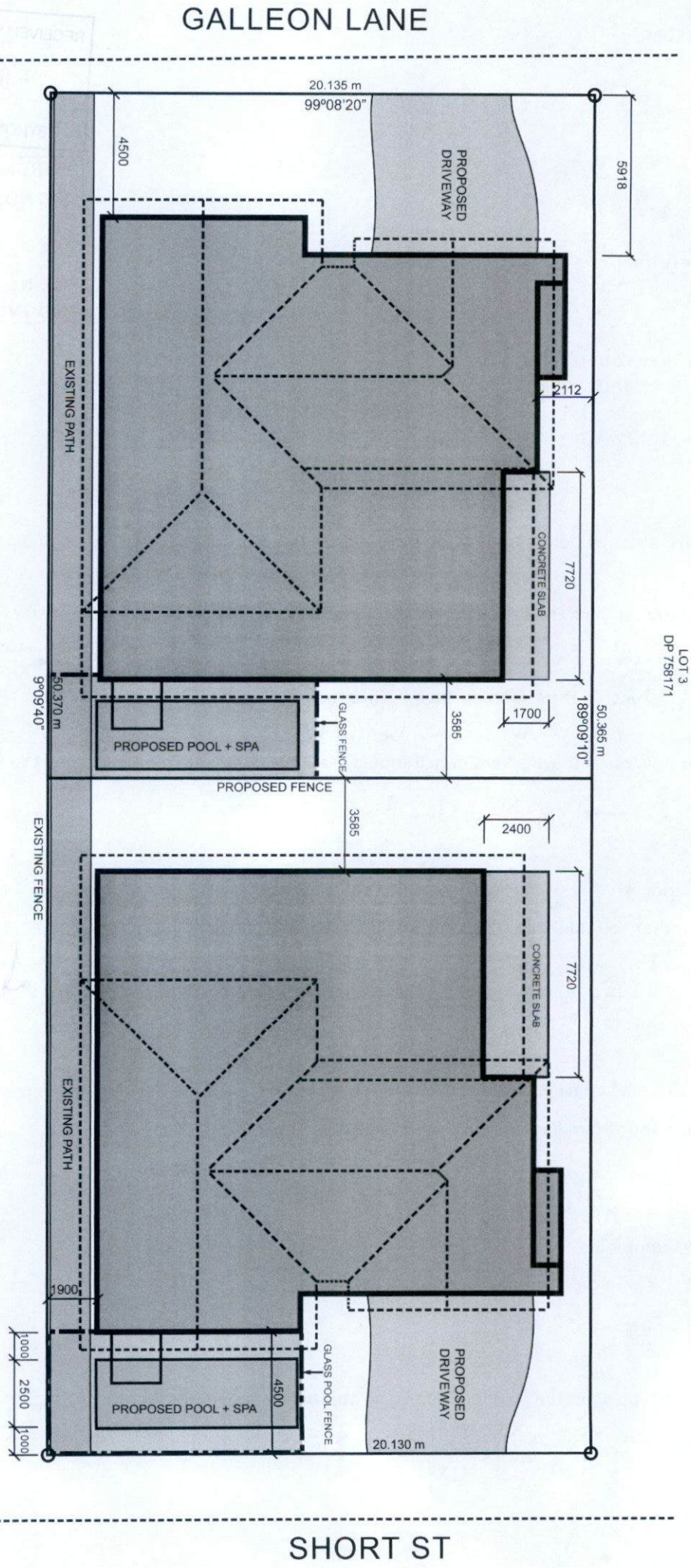
5. Any other comments.

We visit Brunswick Heads because of its character. This planning sets up a direction toward Byron Bay

6. Say whether you want the development to be approved, amended or refused outright.

Development should be amended to only allow 1 property in 50m depth.

Sincerely,


GALLEON LANE
20.135 m
99°08'20"
4500
PROPOSED DRIVEWAY
5918
EXISTING PATH
2112
CONCRETE SLAB
7720
LOT 3
DP 758171
9°09'40"
50.370 m
PROPOSED POOL + SPA
GLASS FENCE
3585
1700
189°09'10"
50.365 m
PROPOSED FENCE
3585
2400
EXISTING FENCE
CONCRETE SLAB
7720
EXISTING PATH
1900
1000
2500
1000
PROPOSED POOL + SPA
4500
GLASS POOL FENCE
PROPOSED DRIVEWAY
20.130 m
SHORT ST

Pro-Forma Letter

YOUR NAME KATHERINE THOMSON

Your address: 2/7 FINGAL ST BRUNSWICK HEADS.

Your email: kythmsn@yahoo.com.au

Your phone number: 0407578311

Date: 6/7/19

BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: - 9 JUL 2019
FILE NO: A77844
ASSIGNEE: A Wilson

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

   Absolutely not.

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

   Absolutely not.
   The beauty & amenity of this coastal community would be totally compromised.

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

   Not in current lifestyle of Brunswick Heads – nor in my life as resident & owner of Brunswick Heads for 20 years already & ~~more~~ rest of my life to come.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

   Totally unsuitable & encroaching on elderly neighbours in time, space & noise. Total amenity of peaceful lifestyle affected.

5. Any other comments.

   This is totally outside the limits of the lifestyle of Brunswick Heads community.

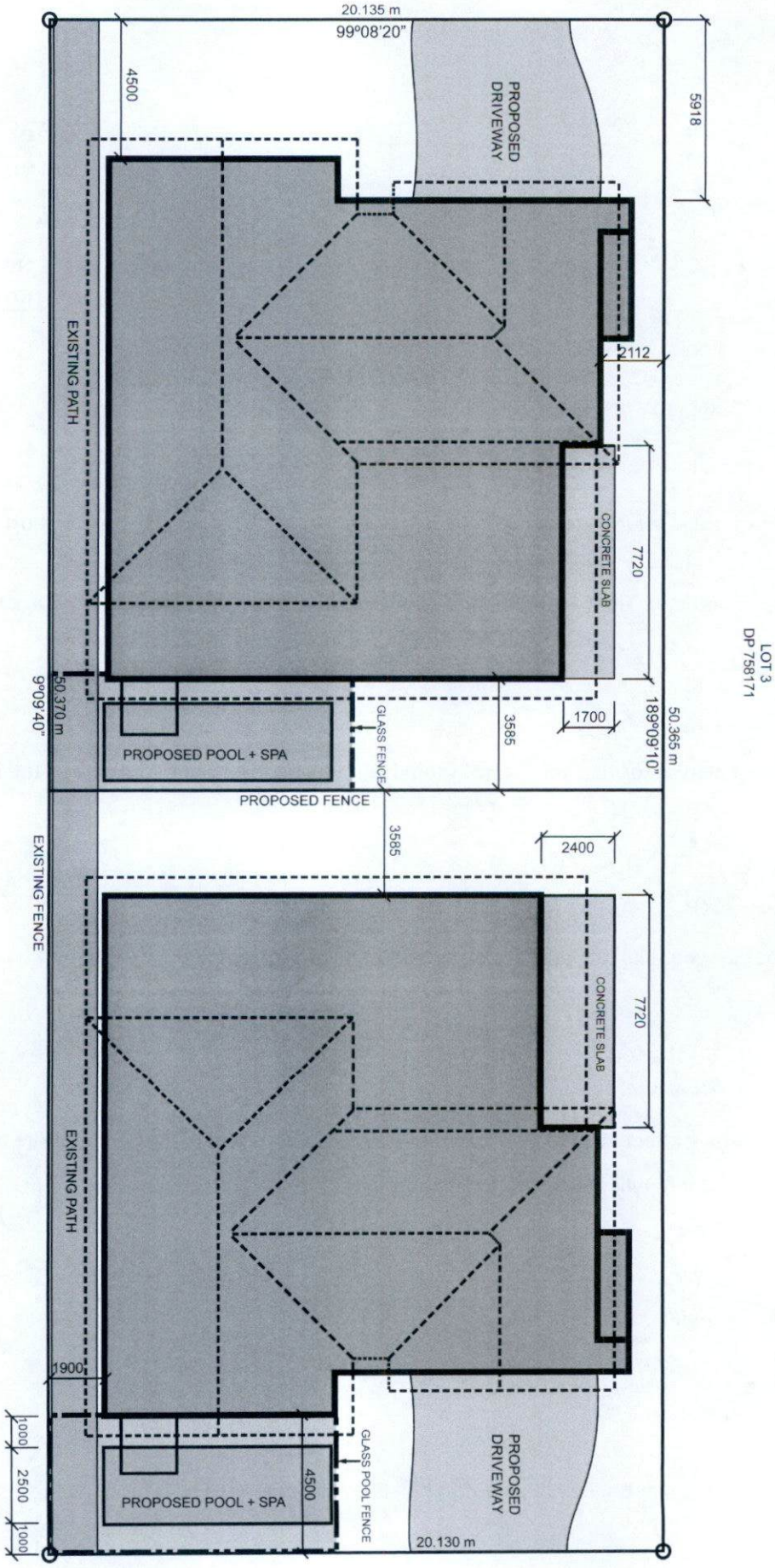
6. Say whether you want the development to be approved, amended or refused outright.

   Refused outright. Laws need to be imposed for type of occupancy as well.

Sincerely,

KATHERINE (KATE) THOMSON.

GALLEON LANE



SHORT ST

Pro-Forma Letter

YOUR NAME KRISTAN CALDWELL

Your address: 1464 CURRUMBIN CREEK RD CURRUMBIN VALLEY QLD 4228

Your email: kc@threeworlds.com.au

Your phone number: 0402345903

Date: 6.7.19

BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: - 9 JUL 2019
FILE NO: A77844
ASSIGNEE: A Wilson

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

   NO

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

   NO

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

   NO

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

   INCREASE OF NOISE + TRAFFIC WOULD BE DETRIMENTAL TO THE NEIGHBOURHOOD

5. Any other comments.

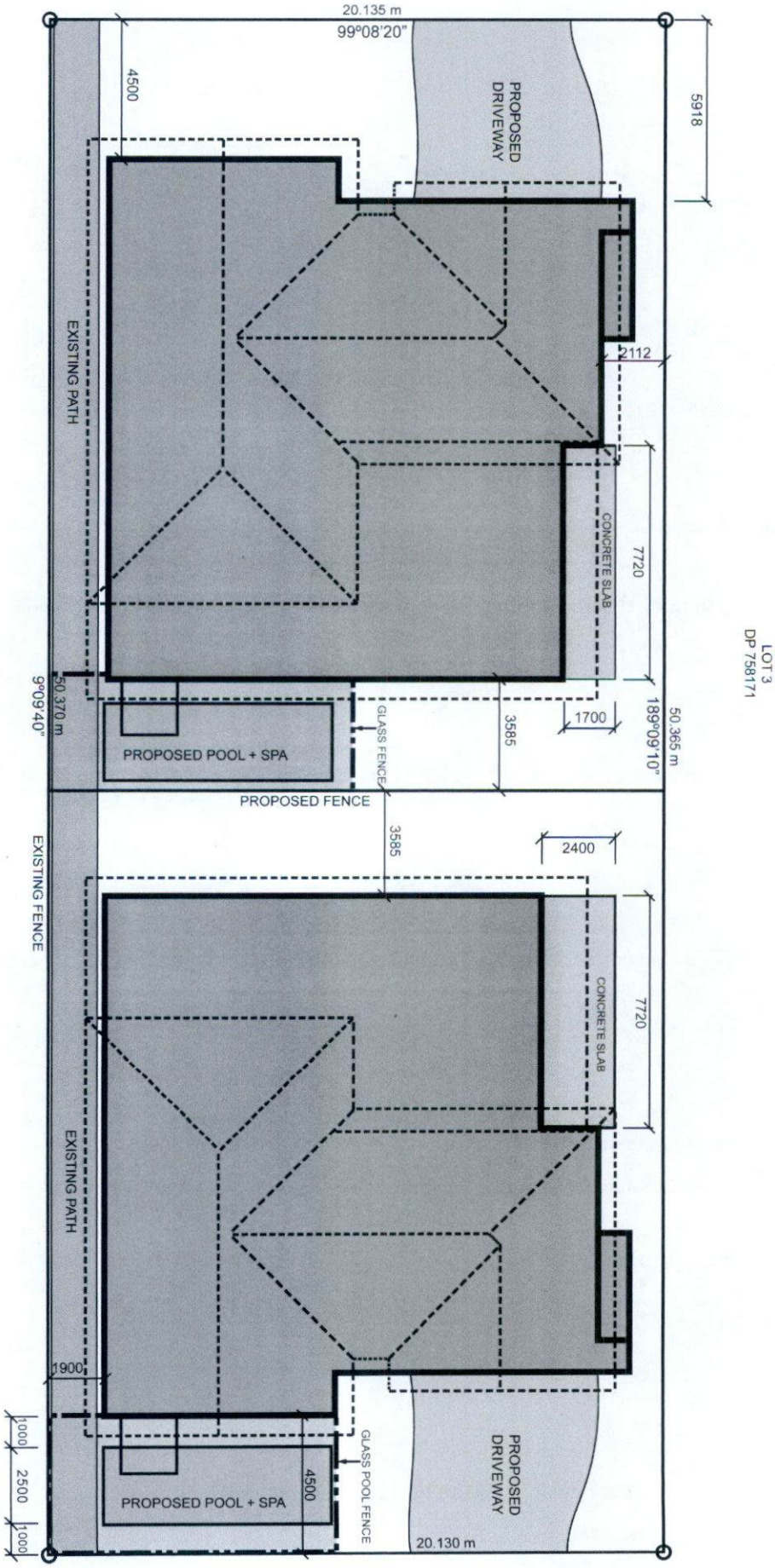
6. Say whether you want the development to be approved, amended or refused outright.

   REFUSED

Sincerely,

K Caldwell

GALLEON LANE



SHORT ST

Pro-Forma Letter

BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: - 5 JUL 2019
FILE NO: A 77844
ASSIGNEE: A.Wilson

YOUR NAME

Your address: 24 RAJAH RD, OCEAN SHORES, NSW

Your email: leon.lecluse@gmail.com

Your phone number: 0474 828 490

Date: July 6/19

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

   NO, THE BUILDING WOULD NOT SUIT IT'S SURROUNDINGS

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

   NO, THIS WILL BLOCK SUNSHINE TO EXISTING RESIDENTS & MAY IMPACT POWER GENERATION VIA THEIR SOLAR PANELS

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

   NO, BRUNSWICK HEADS IS A QUAINT TOWN WITH SMALL BUILDINGS. PEOPLE VISIT FOR THE SMALL TOWN FEEL. A LARGE DEVELOPMENT LIKE THIS WILL CHANGE THE DYNAMIC

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

   - BUSIER STREETS
   - LACK OF STREET PARKING FOR RESIDENTS
   - SHADOWS / BLOCKED SUNLIGHT
   - POTENTIAL NOISE ISSUES

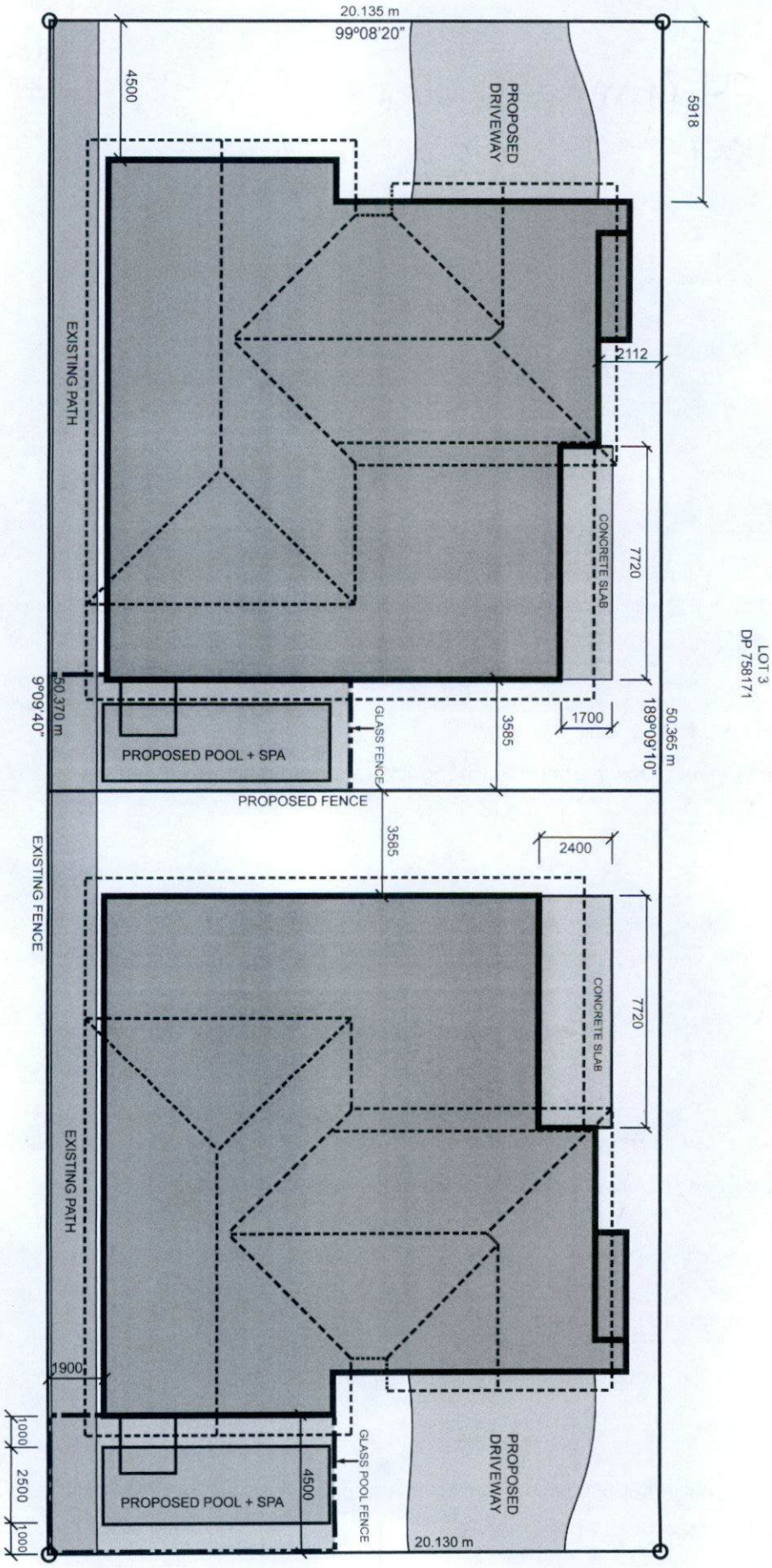
5. Any other comments.

6. Say whether you want the development to be approved, amended or refused outright.

   AMENDED FOR SMALLER DWELLINGS, OTHERWISE REFUSED.

Sincerely,

GALLEON LANE



SHORT ST

Pro-Forma Letter

YOUR NAME MANUELA TAVERNA

Your address: 1/5 JARRAH CRESCENT OCEAN SHORES

Your email: taverna.manuela@gmail.com

Your phone number: 0417782841

Date: 6/6/19

BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: - 9 JUL 2019
FILE NO: A77844
ASSIGNEE: A Wilson

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

Will increase the noise and to many backpackers
The people who are living around will be distress

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

No I dont think they should anything bigger

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

Is not coerent with the ~~con~~ character of the town

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

Will stress them and some are old

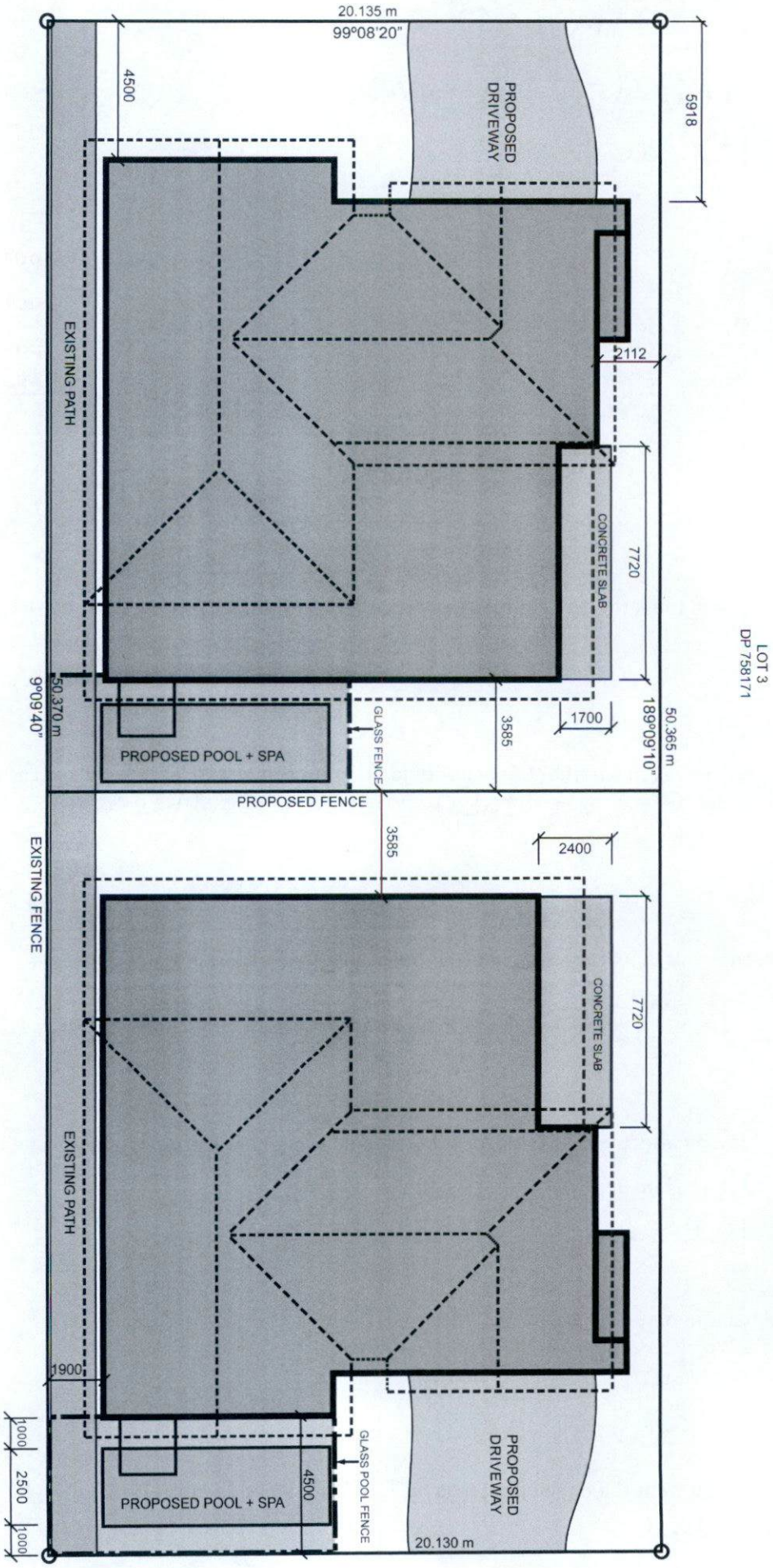
5. Any other comments.

6. Say whether you want the development to be approved, amended or refused outright.

No approved.

Sincerely,

GALLEON LANE



SHORT ST

Pro-Forma Letter

BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: - 9 JUL 2019
FILE NO: A77844
ASSIGNEE: A Wilson

YOUR NAME

Your address: 7 Boyce St.

Your email:

Your phone number: 0266857613

Date: 7/7/19

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

I definitely do not!! think the development is compatable with the character of our low key life style.

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

Definately it should not!! exceed the building height plane.

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

The development size, scale & bulk is far too large to suit the surrounding streetscape

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

I have elderly friends living beside & near the proposed site & feel the noise & amount of cars that would be in the street & parked in front of their premises objectionable.

5. Any other comments.

It is far too big a development for the size of the block

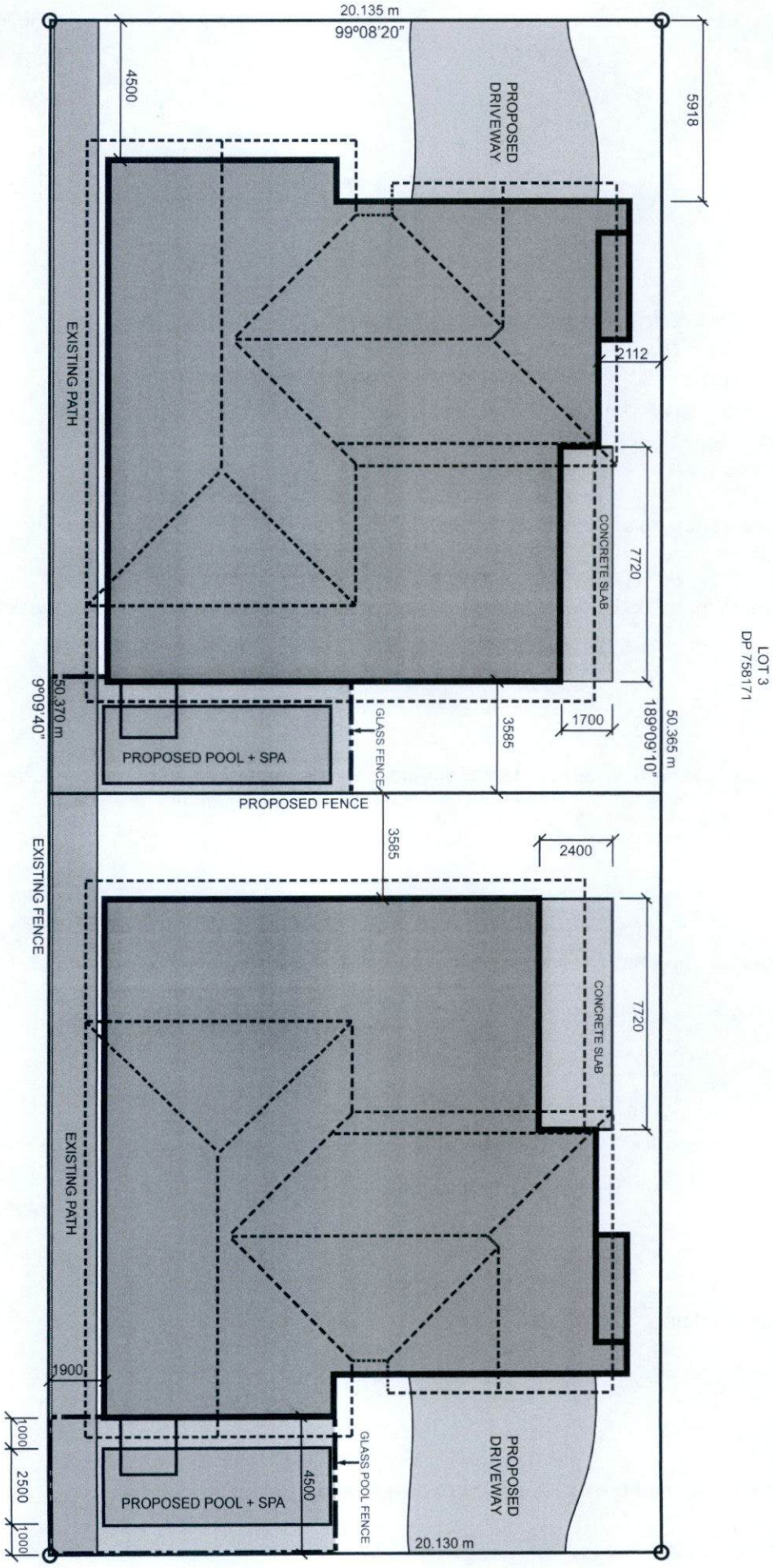
6. Say whether you want the development to be approved, amended or refused outright.

The development should be refused outright !!!!

Sincerely,

Marcia L. Brighton.

GALLEON LANE



SHORT ST

Pro-Forma Letter

YOUR NAME MARILYN DEVLIN

Your address: CNR FINGAL ST & THE TERRACE BRUNSWICK HEADS

Your email: marilyn.88@bigpond.com

Your phone number: 0413 442 808

Date: 8/7/19

BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: - 9 JUL 2019
FILE NO: A 77844
ASSIGNEE: A Wilson

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

ABSOLUTELY NOT. THIS DEVELOPMENT OF 10 x QUEEN BEDROOMS, 10 BATHROOMS + 4 POWDER ROOMS, 2 SWIMMING POOLS, 4 ALFRESCO AREAS, 2 BILLARD ROOMS & 2 x LARGE WET BARS. IS COMPLETELY OVER THE TOP!

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

IT'S A DANGEROUS PRECEDENT ALLOWING EXCESS TO BUILDING HEIGHTS. BRUNSWICK HEADS IS ALREADY IN DANGER OF BEING COMMERCIALLY OVER WHELMED.

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

IT'S COMPLETELY OUT OF SYNC WITH SURROUNDING RESIDENTIAL HOMES. IT'S OBVIOUSLY PLANNED AS A COMMERCIAL INVESTMENT.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location. SHORT ST IS PRIMARILY A RESIDENTIAL AREA. DEVELOPMENT IN BRUNSWICK HEADS NEEDS TO BE HANDLED VERY CAREFULLY - WITH ITS CURRENT OVER EXPOSURE & POPULARITY.

5. Any other comments. SANITY NEEDS TO PREVAIL & A PLACE WHERE PEOPLE CAN LIVE - NOT A PARTY TOWN. REALLY - THIS DEVELOPMENT IS TOTALLY IN THE WRONG DIRECTION FOR BRUNSWICK HEADS

6. Say whether you want the development to be approved, amended or refused outright.

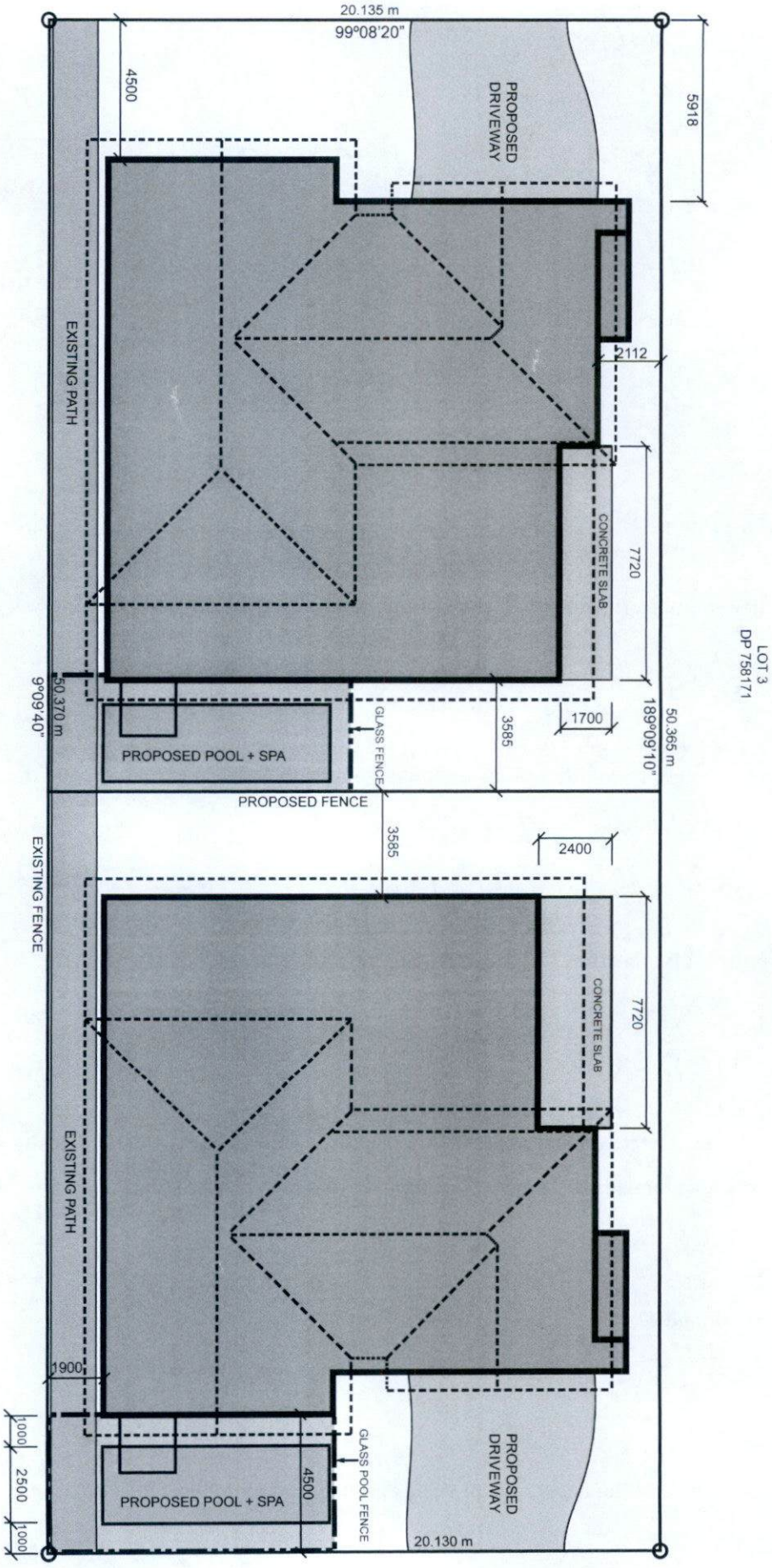
REFUSED OUTRIGHT.

WHAT IS IN SYNC WITH OUR CURRENT HOUSING, ENVIRONMENTAL, POLITICAL & ECONOMIC REALITY?

Sincerely,

THANK YOU - Marilyn Devlin

GALLEON LANE



SHORT ST

Pro-Forma Letter

YOUR NAME Michelle Heinze

Your address: Unit 5/14 Old Pacific Hwy Brunswick Heads

Your email: michelle-heinze@hotmail.com

Your phone number: 0422297733

Date: 6/7/2019

BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: - 9 JUL 2019
FILE NO: A77844
ASSIGNEE: A Wilson

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

So NOT! so far from it! It is very unsettling to think that council will allow this to happen!

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

No - it hasn't in the past - unfortunately people with surplus money have pursauded them to bend. One man just said, "He's going to buy/build here, to bend rules."

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

No - it is extreme. This size and scale is rediculous! - Really No!

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location. This street is where our children and friends children play and we enjoy the Echidnas and native birds. It's a peaceful street. This will turn it into the Gold Coast..

5. Any other comments.

Well, I think there is alot of illegal action/Non-action happening here so we are going to look into it further we were told way back, that this would never happen.

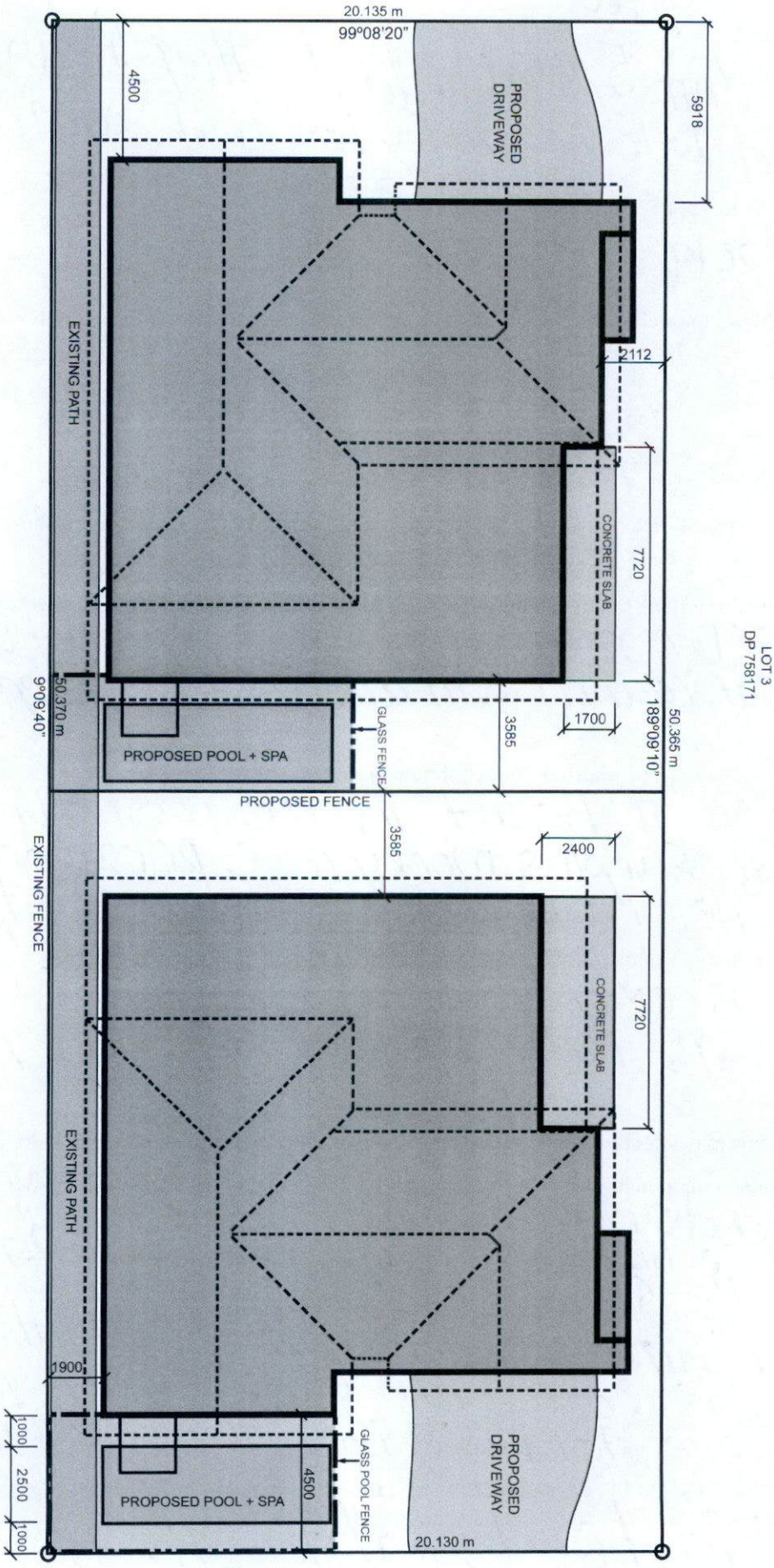
6. Say whether you want the development to be approved, amended or refused outright.

Refused outright - It's illegal any way There is corruption going on here. I'll find it, I'm on it!

Sincerely,

Michelle Heinze

GALLEON LANE



SHORT ST

Pro-Forma Letter

YOUR NAME Mrs. M. L. Whitney.

Your address: 34 Boyan St Brunswick Hds.

Your email: Nil

Your phone number: 02/66851935

Date: 4/7/19.

BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: - 9 JUL 2019
FILE NO: A77844
ASSIGNEE: A Wilson

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

   No - Definately Not

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

   No - Why should they start a precedence on Height.

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

   No way. Will spoil our simple pleasures town.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

   The traffic will increase (more potholes)
   The noise and parking limited now.

5. Any other comments.

   Please Don't pass this.
   You are ruining Brunswick Heads.

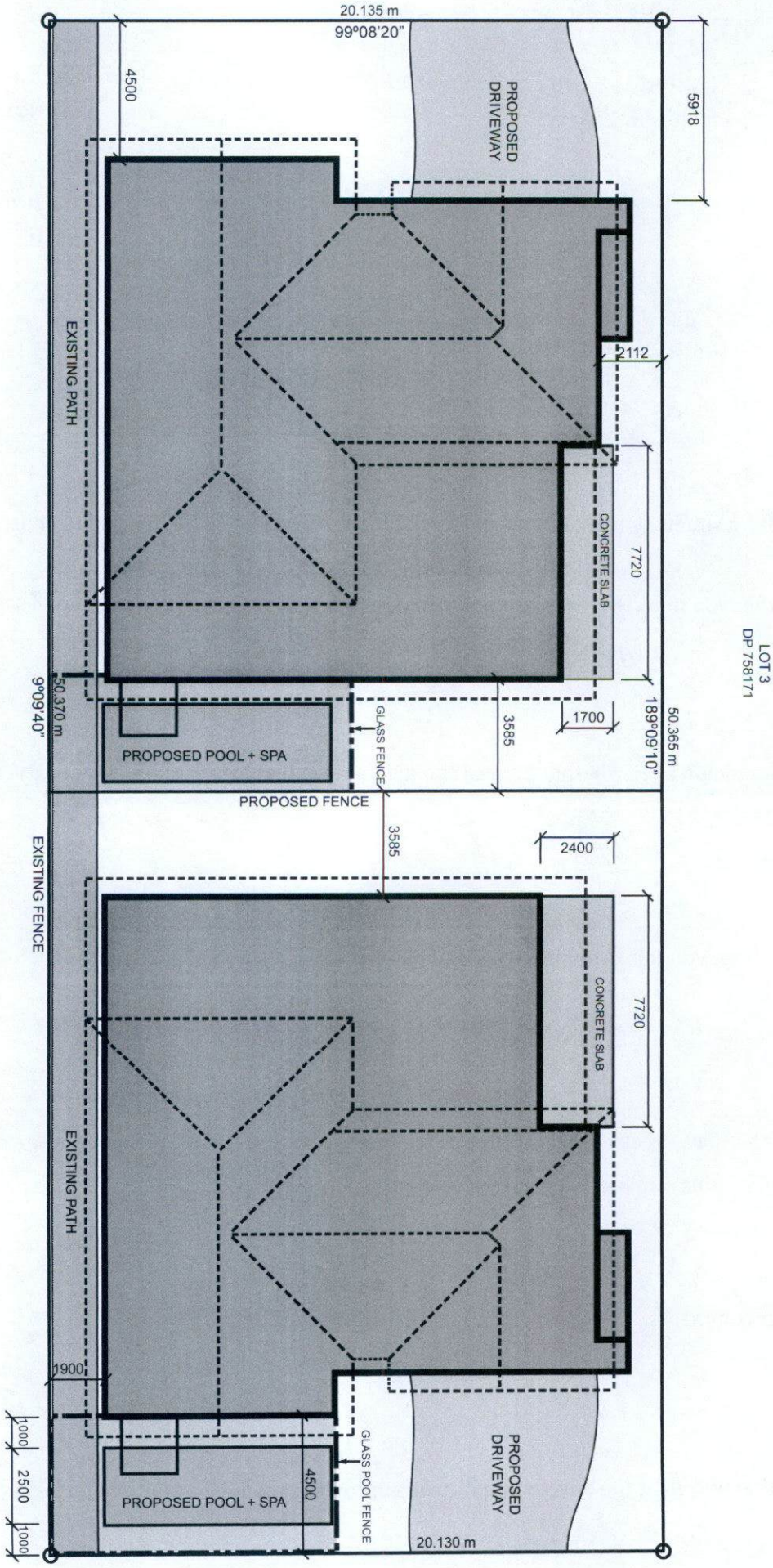
6. Say whether you want the development to be approved, amended or refused outright.

   Refuse outright.

M L Whitney

Sincerely,

GALLEON LANE



SHORT ST

14 Short St.

Pro-Forma Letter

YOUR NAME Naomi Wennan

Your address: 18 Teven St. Brunswick Heads

Your email: nwennan@hotmail.com

Your phone number: 0449 682605

Date: 5/7/19

BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: - 9 JUL 2019
FILE NO: A77844
ASSIGNEE: A. Wilson

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

Certainly not! This area is a quiet residential area and not at all compatible with the developers idea of integration into community.

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

Defnately not! Everywhere is being overrun with new bigger and better developments. This only opens the gateway for our village to being overrun by greed.

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

No! It will be completely out of touch with the rest of the residences.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

It will set a precedent as to saying that developers get their own way. It also pushes residents out and makes the housing situation worse than what it is already.

5. Any other comments.

Yes! Take the plans to Gold Coast or Byron. Both places already ruined by pushing out locals in favour of developers. Council needs to buck up and stop trying to accomodate this!

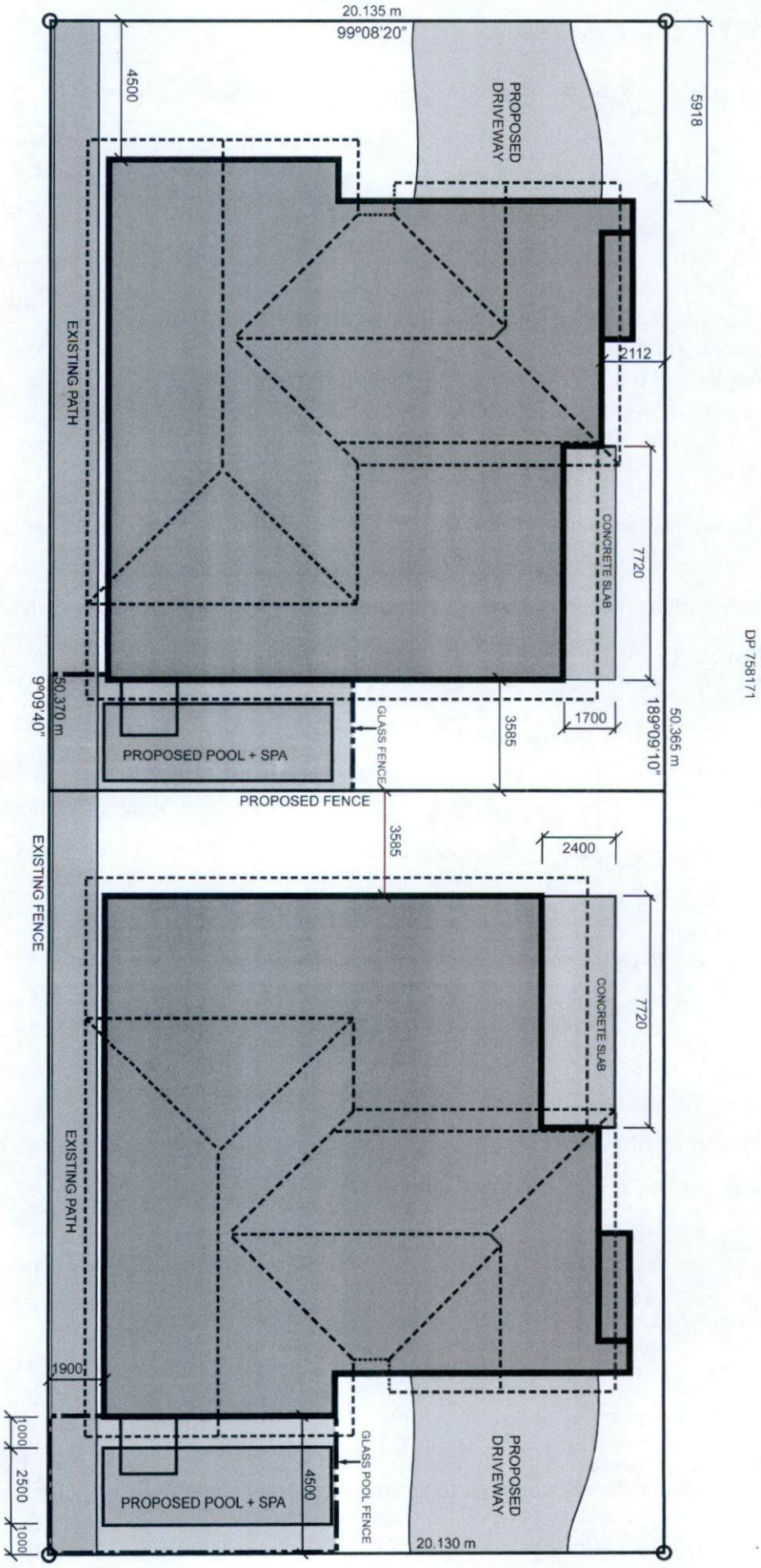
6. Say whether you want the development to be approved, amended or refused outright.

Refused outright! We don't need anymore accom here in Brunz. There is a few hotels, the pub, caravan parks and as we know plenty holiday lets, AIR BnB's.

Sincerely,

N. W.

GALLEON LANE



SHORT ST

Pro-Forma Letter

BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: - 9 JUL 2019
FILE NO: A7784
ASSIGNEE: A Wilson

YOUR NAME - PATRICIA BURNS

Your address: 14 NANA ST.,

Your email: /

Your phone number: 0424190100

Date: 7/7/19.

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

   DEFINITELY NOT COMPATIBLE

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

   DEFINITELY NOT GRANT REQUEST TO EXCEED BLDG. HEIGHT

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

   NO IT'S EXCESSIVE.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

   THERE WOULD BE TOO MANY VEHICLES - TOO MANY PEOPLE coming & going.

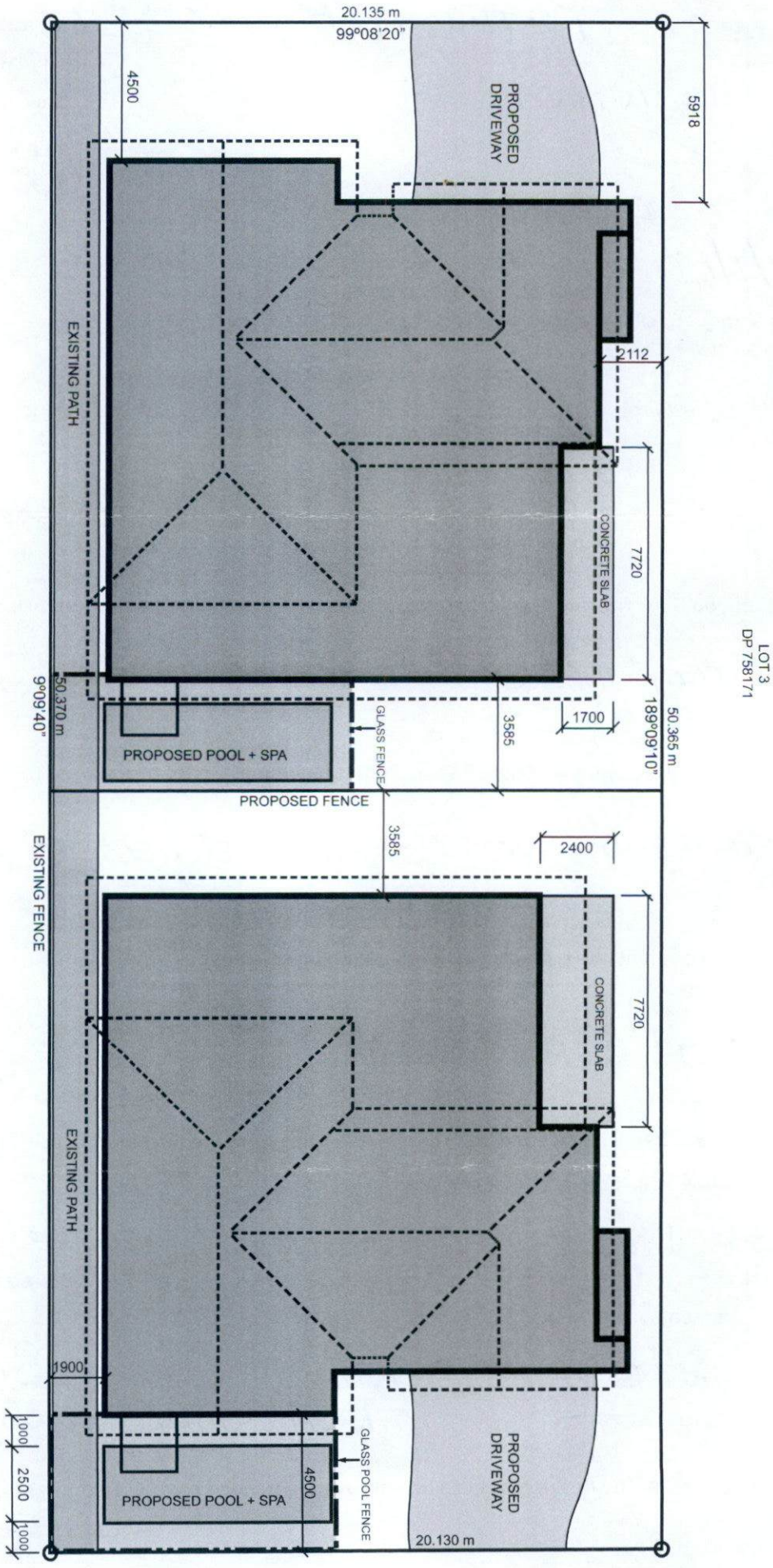
5. Any other comments.

   IT'S AN OVER DEVELOPMENT FOR A STREET IN A SMALL TOWN.

6. Say whether you want the development to be approved, amended or refused outright.

Sincerely,

GALLEON LANE



SHORT ST

Pro-Forma Letter

YOUR NAME ROSINA WAINWRIGHT

Your address: 15 FERN ST MULLUMBIMBY NSW 2482.

Your email:

Your phone number: 0266841359.

Date: 4-7-19.

BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: - 9 JUL 2019
FILE NO: A77844
ASSIGNEE: A Wilson

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

   Definately NOT COMPATIBLE.

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

   NO HIGH RISE

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

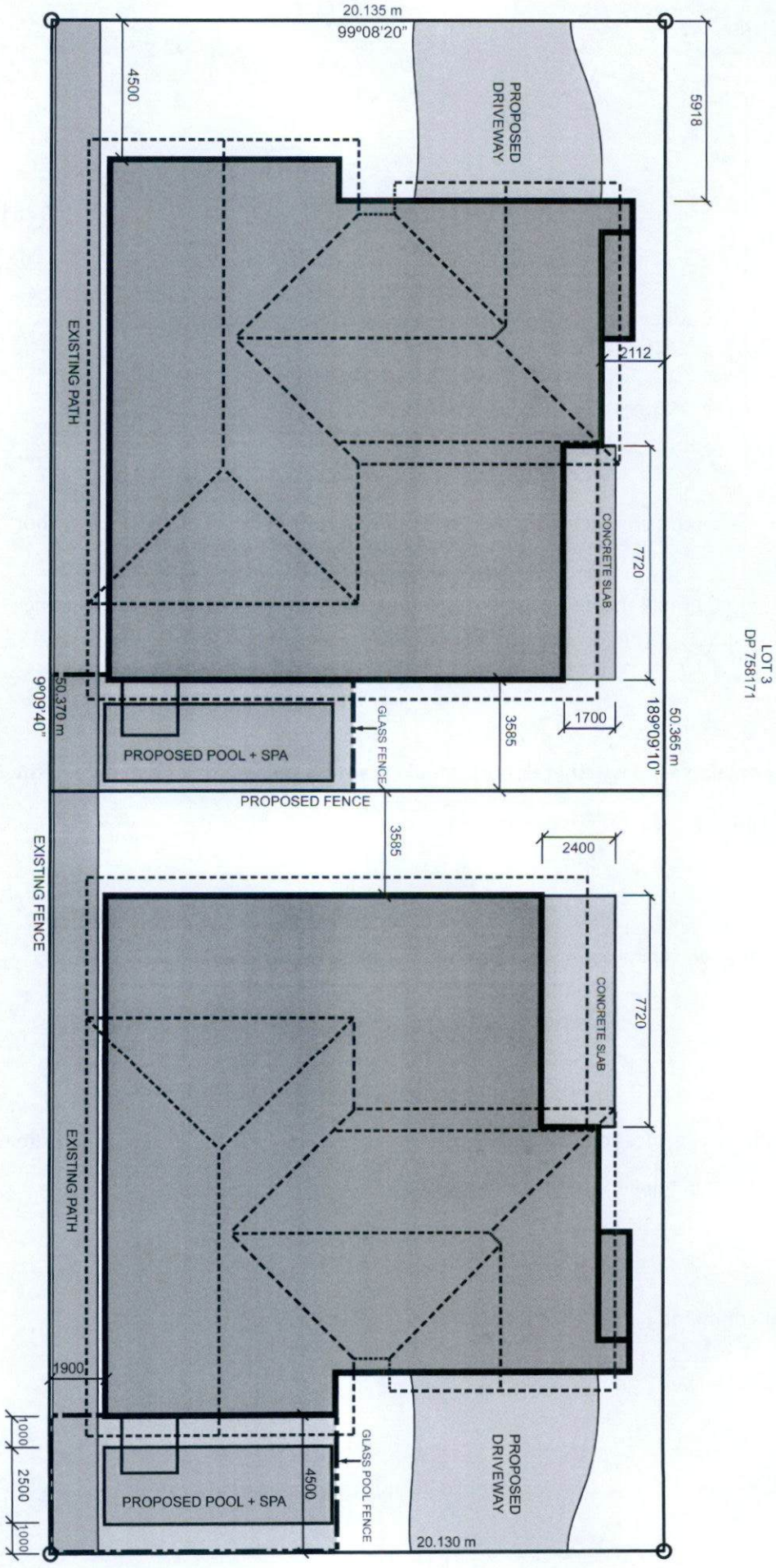
5. Any other comments.

6. Say whether you want the development to be approved, amended or refused outright.

   REFUSED OUTRIGHT.

Sincerely,

GALLEON LANE



SHORT ST

Pro-Forma Letter

YOUR NAME S. Amo

Your address: 1 Yemlot Ct, Brunswick Head,

Your email: samanthapeate1@yahoo.com.au

Your phone number: 0405907297

Date: 9.7.19.

BYRON SHIRE COUNCIL
DOC NO:.....
REC'D: - 9 JUL 2019
FILE NO: A77844
ASSIGNEE: A Wilson

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

   NO

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

   NO

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

   NO, it is not.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

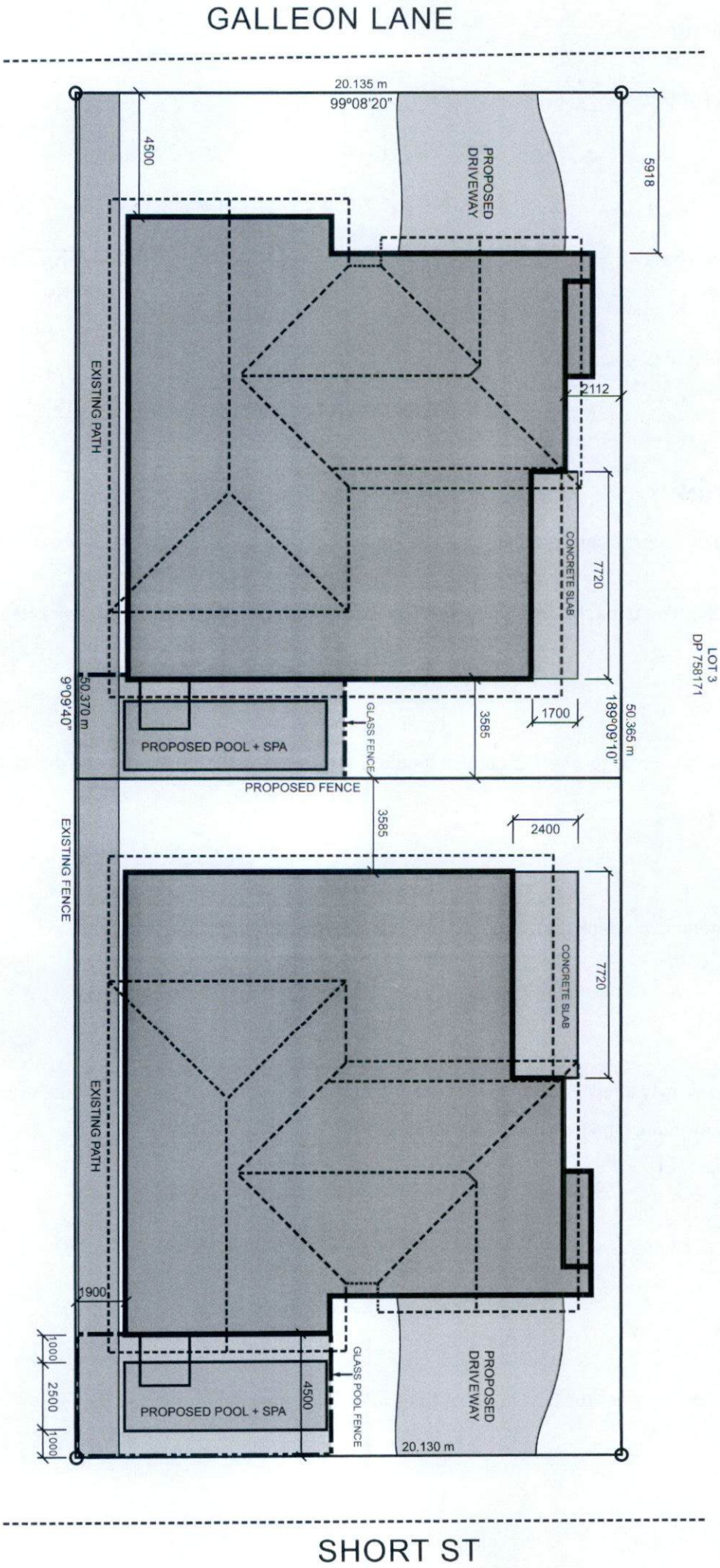
   Affect / impact elderly people.

5. Any other comments.

6. Say whether you want the development to be approved, amended or refused outright.

   No Development

Sincerely,


GALLEON LANE
20.135 m
99°08'20"
4500
PROPOSED DRIVEWAY
5918
EXISTING PATH
2112
CONCRETE SLAB
7720
LOT 3
DP 758171
50.370 m
9°09'40"
PROPOSED POOL + SPA
GLASS FENCE
3585
1700
189°09'10"
50.365 m
PROPOSED FENCE
3585
2400
EXISTING FENCE
CONCRETE SLAB
7720
EXISTING PATH
1900
1000
2500
1000
PROPOSED POOL + SPA
4500
GLASS POOL FENCE
PROPOSED DRIVEWAY
20.130 m
SHORT ST

YOUR NAME Sandra DIANE McKEE **Date** 6/ 7 / 2019

Your address: 5/14 OLD PACIFIC HIGHWAY
BRUNSWICK HEADS
N.S.W 2483

Your email: N/A

Your phone number: 0266851332

BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: - 9 JUL 2019
FILE NO: A7744
ASSIGNEE: A.Wilson

Recipient: Byron Shire Council
Re: Objections to DA No. 10.2019.301.1
Developer: Sasha Hopkins, CEO of The A Team and Short St Long Stay PTY LTD
Development site: 16 Short Street, Brunswick Heads

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

DEFFINITELY NOT

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

WE HAVE A GREEN MAYOR THAT MOSTLY ALLOWS THIS SORT OF (MONSTROSITY)

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

WE HAVE ALREADY TWO (MONSTROSITY) BUILDINGS ON MONA LANE THAT HAVE BEEN ALLOWED. WHAT ARE COUNCIL THINKING.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

I LOVE BRUNS (SIMPLE PLEASURES). THEY HAVE REALY MESSED UP BYRON NOW THEY WANT TO DO THE SAME TO OUR BRUNS

5. Any other comments.

I TOTALY DISSAGREE WITH THIS PROJECT.

6. Say whether you want the development to be approved, amended or refused.

Refused

Sincerely, S D McKee

Pro-Forma Letter

YOUR NAME

Your address: 254 Rowlands Ck Rd Uki 2484

Your email: Sololoren@hotmail.com

Your phone number: 0410 739 846

Date: 6/7/19

BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: - 9 JUL 2019
FILE NO: A77844
ASSIGNEE: A Wilson

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

   No

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

   Definitely Not.

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

   No

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

   I can imagine even more parking issues and noise issues.

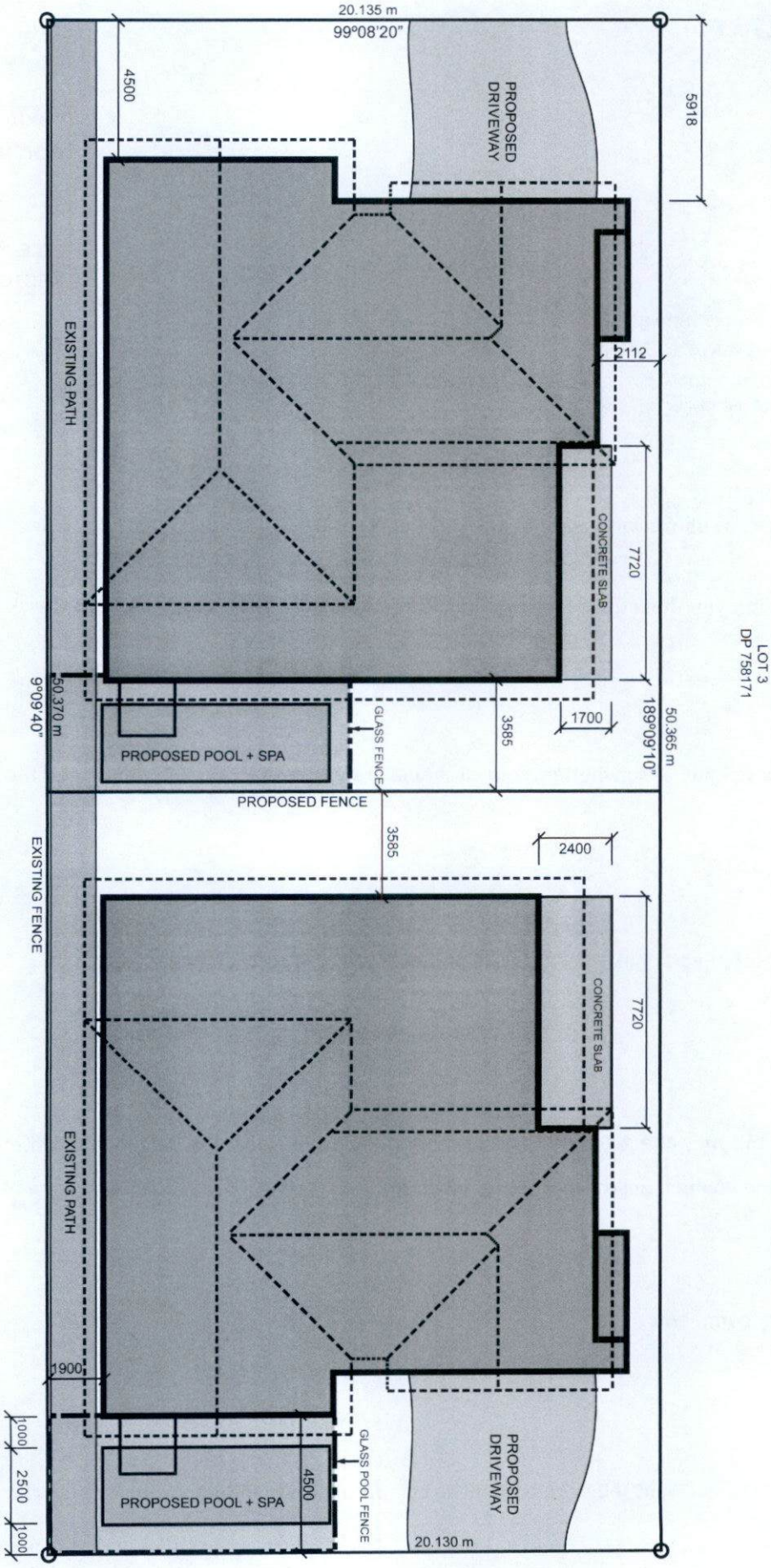
5. Any other comments.

6. Say whether you want the development to be approved, amended or refused outright.

   Refused please

Sincerely,

GALLEON LANE



SHORT ST

Pro-Forma Letter

YOUR NAME STEVE & Julie Foreman

Your address: 34 TWEED STREET BRUNSWICK HEADS.

Your email: –

Your phone number: 66 851 - 855

Date: 5/7/19

BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: - 9 JUL 2019
FILE NO: A77844
ASSIGNEE: A Wilson

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

   No - like it the way it is

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

   No

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

   No

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

   Business

5. Any other comments.

   loss of ambience

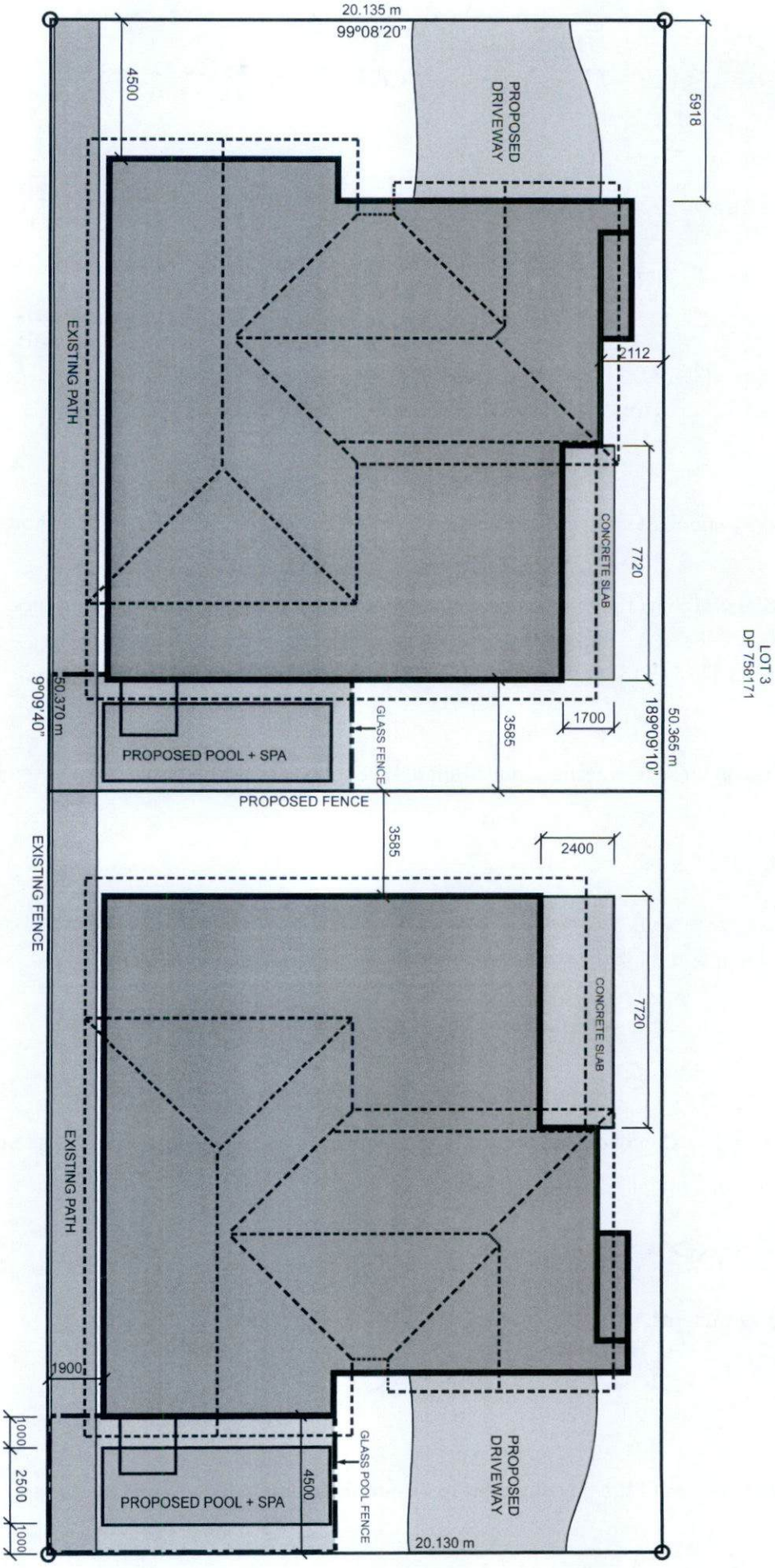
6. Say whether you want the development to be approved, amended or refused outright.

   refused

Sincerely,

Julie Foreman SForeman.

GALLEON LANE



SHORT ST

Pro-Forma Letter

YOUR NAME

Your address: 510 Goonengerry Rd Monte Collum 2482

Your email: Sue Frances

Your phone number: 0402052457

Date: 4/7/2019

BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: - 9 JUL 2019
FILE NO: A77844
ASSIGNEE: A Wilson

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

This proposal is very destructive to the character of brunswick mostly residential with alot of old people, families and does not provide homes for people to live in.

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

This request for exceeding the building height refused for many reasons inhibits light looks unsightly not in keeping for the rest of the area, and sets a wrong precedence for ~~fut~~ the future

3. Write whether you think the size, scale and bulk suits the surrounding streetscape. Of course this doesnt suit the streetscape its big goes to very edge of boundary has no parking. Unsightly in a residential st full of houses & cottages. I liken it to a holiday resort. not practical at all.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location. A property housing 10 queen bedrooms! makes for alot of extra people noise, parties traffic obviously for holiday accommodation there in a residential area where do they park!? How do the neighbours live with this

5. Any other comments.

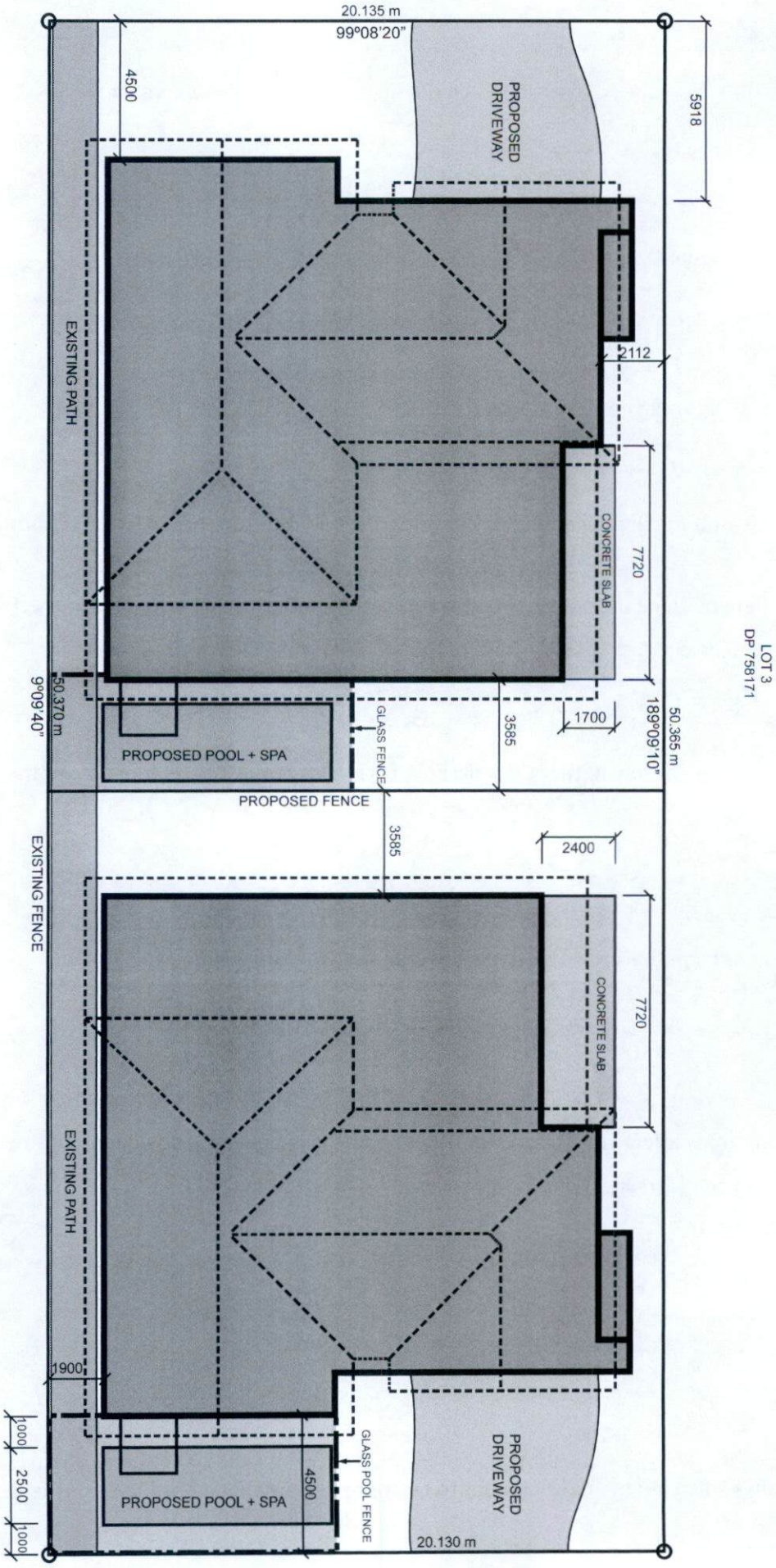
Every time a property is sold to a developer it erodes the well being and character of the area especially Brunswick big extra load on the infrastructure ~~with~~ noise, traffic, parking, social disorder that comes with drinking. is planned for 2 large Bars. 2 out door pools on the boundary!

6. Say whether you want the development to be approved, amended or refused outright.

refused outright. This is causing huge psychological stress for those directly affected by the possibility of this.

Sincerely, Sue Frances

GALLEON LANE



SHORT ST

14 short st

Pro-Forma Letter

YOUR NAME WILLIAM PEARCE

Your address: 2 TEVEN ST BRUNSWICK HDS

Your email: bill.san@bigpond.com

Your phone number: 02 66 850181

Date: 5th JULY 2019

BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: - 9 JUL 2019
FILE NO: A 77844
ASSIGNEE: A Wilson

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

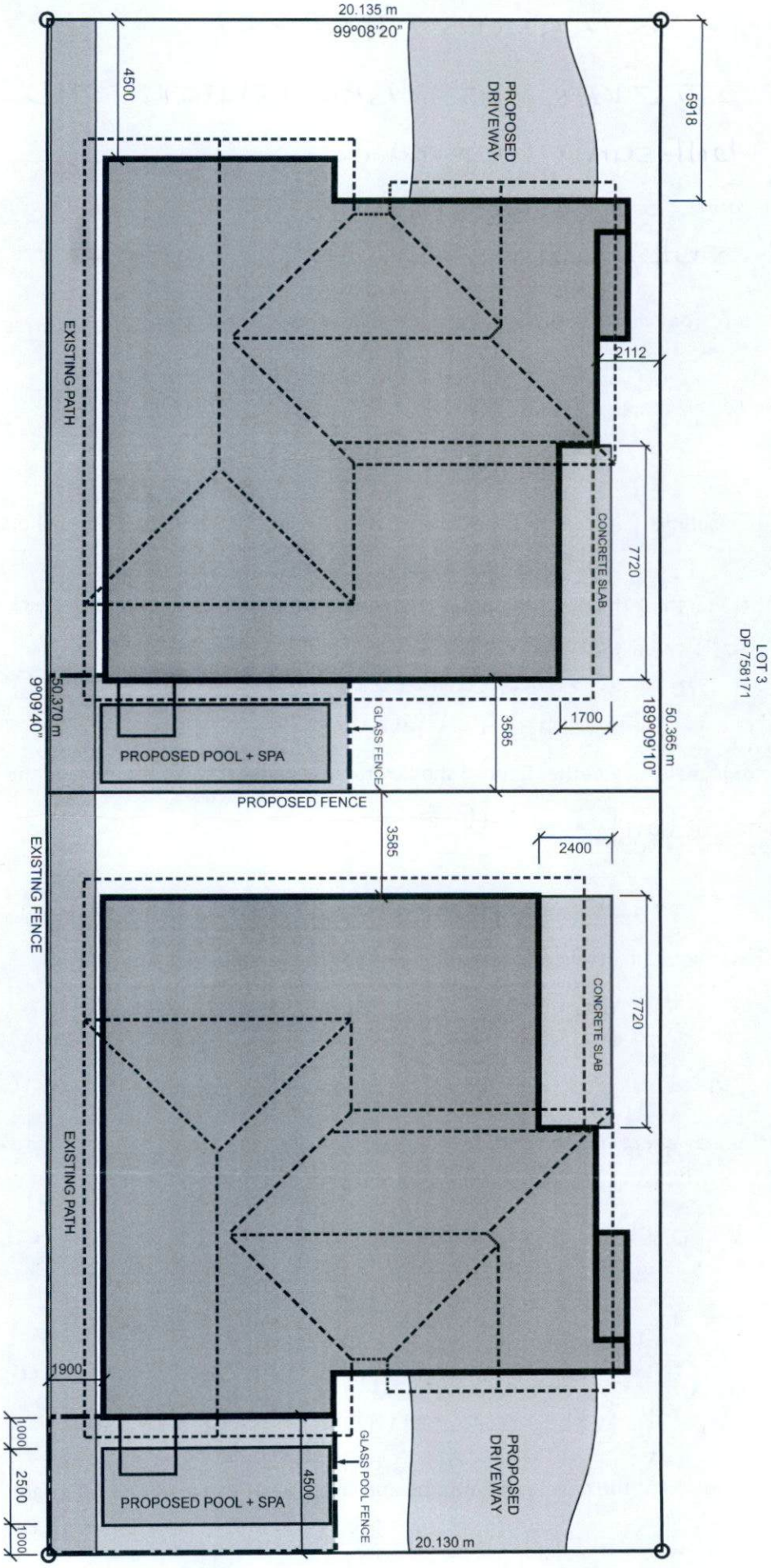
1. Say whether you think the development is compatible with the character of Brunswick Heads.
   It is most definitely not compatible with the fishing village small town character of Brunswick Heads. The street is family residential and open space this is NOT.
2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.
   Most definitely NOT
3. Write whether you think the size, scale and bulk suits the surrounding streetscape.
   There is way too much being built onto the block and it will impact with parking, garbage services fire and rescue. It is completly out character with surrounding buildings.
4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location. Traffic and parking will impact, plus excessive noise. The size and scale will take away, sunlight, breeze and most important privacy.
5. Any other comments.
   other residents including myself have been told we can only have 5 bedrooms and a limited number of bathrooms when we built our granny flats. Why are the rules different in this instance?
6. Say whether you want the development to be approved, amended or refused outright.

Refused outright.

Sincerely,

W. Pearce

GALLEON LANE



SHORT ST

YOUR NAME Mr A. F. YEOMANS

Date 7 / 7 / 2019

Your address: PO BOX 780
BURRINGBAR 2483

Your email: andyyeomans1@gmail.com

Your phone number: 0432 258 326

Recipient: Byron Shire Council
Re: Objections to DA No. 10.2019.301.1
Developer: Sasha Hopkins, CEO of The A Team and Short St Long Stay PTY LTD
Development site: 16 Short Street, Brunswick Heads

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads. The scale and character of this proposal is not at all compatible with the character of Brunswick. It is the laid back, relaxed, quiet atmosphere that attracts us to regularly visit.

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.
Building heights have been thoroughly discussed in the process of making planning rules. They should not be exceeded.

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.
The size, scale and bulk of the proposed building is totally unsuitable, filling the site almost to its boundaries and shading / looming over adjacent homes.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.
The proposed development would diminish the current amenity of neighbours and Brunswick in general.

5. Any other comments.
Given the building plans, I believe it to be a 'foot in the door' to holiday lets. Less accomodation for locals. Diminished community for residents many of whom are long term residents and ratepayers.

6. Say whether you want the development to be approved, amended or refused.
This development should be refused outright.

Sincerely, A F Yeomans

Pro-Forma Letter

YOUR NAME

Your address: 30 Boogan St Brunswick heads

Your email: alexander_peronis@hotmail.com

Your phone number: 0413 800 8251

Date: 6/7/19

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.
   No, I do not think the development is compatibble with the Character of Brunswick heads. I think the currenthouse is, simple, humble, plenty of garden space, classic fibro cottage. that is what makes Brunswick charming.

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.
   I cannot see any advantage to anyone other than Mr Hopkins to have the building height plane exceeded. it would be obtrusive and obnoxious to surrounding neighbours and unfair to anyone else abiding to council regulations and building code.

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.
   absolutely not! as mentioned in #1, a simpler, older style building with plenty of garden space, parking and consideration of neighbours would suit the surrounding streetscape.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location. along with the effects caused to the immediate neighbours, which I feel are blatant, i.e, not enough parking, noise, short term rental issues, lack of long term rental issues. A development like this would be a gateway to show other developers what is possible? We've seen Byron change over the years, wheres Byrons charm those days? In Brunswick?

5. Any other comments.
   Mr Hopkins has made a very disrespectfull attempt to palm this D.A off as his personal family residence. he runs a course on how to maximise financial return from a property investment, hes states "leave emotion out of investment." I own a local carpentry, joinery business and struggle to find an employee, meaning most local trades have plenty of work! who will this D.A Benifit apart from the Guy with $1.55 mill?

6. Say whether you want the development to be approved, amended or refused outright.
   refused outright, I do not believe there is a middle ground for Brunswick Heads and Sasha Hopkins.

Sincerely,

Pro-Forma Letter

YOUR NAME Andrew Jackson

Your address: 2 Bayside Way, Brunswick Heads

Your email: jacksonville-5@bigpond.com

Your phone number: 66850290

Date: 7/7/19

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

   The size of the development, in a suburban street, is completely incompatible with Bruns' character.

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

   I'll be outraged if Council allows exceeding the height plane. Why have rules in the first instance if you can break them for such an absurd development.

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

   2 five bedroom houses will totally destroy the surrounding streetscape. Too big, too bulky, and the number of bathrooms suggests a hotel, not a home.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location. If this is allowed to destroy the local amenity then it will prove to all the young children nearby that money talks!

5. Any other comments.

   We want people in Bruns who live here for its beautiful small town lifestyle. The developer doesn't care less about the character of the town.

6. Say whether you want the development to be approved, amended or refused outright.

   Refuse it outright and start again.

Sincerely,

From:	Stewart White
To:	submissions
Subject:	DA No 10.2019.301.1
Date:	Sunday, 7 July 2019 8:46:09 PM

Carolyn White
70 Mullumbimbi Street
Brunswick Heads
0419046776

7th July 2019

Objection to DA No. 10.2019.301.1
Developer: Sasha Hopkins, CEO of the A Team and Short St Long Stay Pty Ltd.
Development Site: 16 Short Street Brunswick Heads.

Byron Shire Council

I am writing to you re: above submission.
The infrastructure in Brunswick Heads for this type of development is inadequate.
Roads and footpaths are sub standard and developments such as this just puts more pressure on what exists.
We as residents, do not want this community to become high density housing, which seems to be happening.
It will start a precedence for similar developments throughout the small community of Brunswick Heads.
I feel this development should be refused on the basis of what I have mentioned above.
I hope you consider the permanent residents of this small community.

Carol White

Sent from my iPad

From:	Andrea Hunter
To:	submissions
Subject:	Objection to DA No. 10.2019.301.1
Date:	Sunday, 7 July 2019 3:53:33 PM

Diana Hunter
112 Bayside Way
Brunswick Heads, 2483

diana.hunter.star@gmail.com

07.07.2019

To Byron Shire Council

Developer: Sasha Hopkins, CEO of The A Team and Short St Long Stay PTY LTD
Development site: 16 Short Street, Brunswick Heads

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street in Brunswick Heads.
This development is NOT compatible with the character of our town.
Council shall dismiss the request to exceed the Building Height Plane.
The size, scale and bulk does NOT suit the surrounding streets-cape. Consideration needs to be given to the people living in this location, especially the elderly and young families.
It appears that the parking issue hasn't been considered either.

I demand that this development is refused outright.

Yours sincerely

Diana Hunter

YOUR NAME Edmund and Marilyn Pittendrigh Date / 7 / 2019

Your address:

8 Bayside Way. Brunswick Heads

Your email: ?

Your phone number: 66851628

BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: - 8 JUL 2019
FILE NO: A77844
ASSIGNEE: A. Wilson

Recipient: Byron Shire Council
Re: Objections to DA No. 10.2019.301.1
Developer: Sasha Hopkins, CEO of The A Team and Short St Long Stay PTY LTD
Development site: 16 Short Street, Brunswick Heads

10.2019.301.1
PR: 83930

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads. NO IT DOES NOT FIT THE PEACEFUL SCAPE OF BRUNSWICK HEADS. WE DON'T NEED A RESORT OR PARTY HOUSE IN THIS QUIET STREET

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

THIS IS A BULLSHIT D.A. + IN NOWAY SHOULD IT EVEN BE CONSIDERED

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

NO IT DOES NOT FIT

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

5. Any other comments.

THIS IS A RIDICULOUS MONSTROSITY WITH NO THOUGHT TO THE SURROUNDING NEIGHBORS PEACEFUL WAY OF LIFE

6. Say whether you want the development to be approved, amended or refused.

I WOULD LIKE THIS DEVELOPMENT TO BE REFUSED

Sincerely, E. Pittendrigh & M. Pittendrigh

Pro-Forma Letter

YOUR NAME IRENE FEUZ

Your address:

Your email: ifeuz@bigpond.com

Your phone number: 06851717

Date: 5/7/2019

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. **Say whether you think the development is compatible with the character of Brunswick Heads.**

   NO - IT IS NOT

2. **Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.**

   IT DOES NOT MAINTAIN + ENHANCE THE LOW KEY, FAMILY FRIENDLY, STREET SCAPE + SCALE of BRUNSWICK HEADS.

3. **Write whether you think the size, scale and bulk suits the surrounding streetscape.**

   IT SHOULD NOT EXCEED THE BUILDING HEIGHT PLANE

4. **Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.**

   IF IT IS USED AS A "PARTY HOUSE" ON AIR B N B - IT WOULD SEVERLY IMPACT ON BRUNSWICK HEADS "SIMPLE PLEASURES" LIFESTYLE - WHICH IS "QUIET" BY 9.30 pm - SO EVERY ONE CAN HAVE A GOOD NIGHS SLEEP.

5. **Any other comments.**

   WILL THERE BE AN ONSITE MANAGER - IF IT IS CASUAL RENTAL?

6. **Say whether you want the development to be approved, amended or refused outright.**

   NO! REFUSE OUTRIGHT.
   APPROVAL
   TOO HARD TO MANAGE FOR NEIGHBOURS.

Sincerely,

Pro-Forma Letter

YOUR NAME

Your address: 18 Park St Brunswick Heads NSW 2483

Your email: gwmcam@bigpond.com.

Your phone number: 02 66 851649 HOME / 0466 576399 WENDY / 0466 576401 GREG

Date:

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. **Say whether you think the development is compatible with the character of Brunswick Heads.**

The Byron DCP says development should maintain + enhance low key, family friendly, coastal village character + streetscape + scale of Brunswick Heads. This development is NOT in keeping with this.

2. **Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.**

There should be no exceeding of the building height plan. We don't want to become a congested high rise "Byron Bay."

3. **Write whether you think the size, scale and bulk suits the surrounding streetscape.**

Size, scale and bulk all contradict the building development guidelines. This is not the development we as residents, long time residents, want in Brunswick Heads.

4. **Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.** We have family homes, aged people + young families in the immediate + surrounding area. This development will create unrest + intrusion into the lives of home owners + traditional lifestyles. We do not want this type of development to replace the home on site. No thank you. Not in Brunswick Heads!!

5. **Any other comments.**

6. **Say whether you want the development to be approved, amended or refused outright.**

This development should be refused outright.

Sincerely, Greg + Wendy Cam

Pro-Forma Letter

YOUR NAME Jane

Your address: 7/31 Kingsford Drive, Brunswick Heads

Your email: janiest62@gmail.com

Your phone number: 0409 999446

Date: 7/7/19

Recipient: Byron Shire Council
Re: Objections to DA No. 10.2019.301.1
Developer: Sasha Hopkins, CEO of The A Team and Short St Long Stay PTY LTD
Development site: 16 Short Street, Brunswick Heads

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

   No. Large scale development such as this takes away the ambience of Brunswick Heads

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

   No. This type of development takes away from Brunswick Heads unique character as a quiet Seaside village

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

   No, the area is prodominently residential in character.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

   Holiday makers don't normally respect the needs of people living in the residential area.

5. Any other comments.

   Don't turn Brunswick Heads into another Byron Bay.

6. Say whether you want the development to be approved, amended or refused outright.

   Refused outright

Sincerely,

From:	John Wilson
To:	submissions
Subject:	Objections to -DA No10.2019.301.1
Date:	Sunday, 7 July 2019 9:18:11 PM

Hi My name is John Wilson, I live at 10 Seven Street Brunswick Heads.

My phone number is 66851917.

7/7/19

I am writing to make a submission regarding the Development -
DA No 10.2019.301.1 at 16 Short street Brunswick Heads. Developer Sasha Hopkins - CEO of The A Team and Short St Long Stay PTY LTD.

My mother and father lived in Short street for 27 years and my mother still does.

One of the most obviously significant elements of short street is the sense of community and how quiet it is.

There are many older residents living in Short Street and they are supported by people who live in that street, including the older residents themselves.

I was shocked to see the proposed development for 16 Short Street.

1- the proposed building does not comply with height and setback requirements.

2- This kind of mammoth tourist development with 10 bedrooms , 10 bathrooms and 4 powered rooms, 4 alfresco areas , 2 billiard rooms, 2 large wet bars, 2 swimming pools and the capacity for 15-20 guests and their possible visitors does not fit into a quiet residential street like Short Street. In fact it doesn't fit anywhere in Brunswick Heads.

3- The amount of noise and traffic this kind of development would create is totally alarming. I live in Teven street and the popularity of the Gym has caused major parking and noise problems for residents.
The prosal is for a party house, which will kill the sense of community and will I believe cause the resents of short street great stress, especially the older residents.

4- If this kind of development is passed then it will lead the way for other similar types of developments in Brunswick Heads.

5- This kind of development is purely for money, it has nothing to do with the community and the people that live in Brunswick Heads.
The home as it is could be used as a residence and maybe a granny flat could be built in the back yard, this would be low impact.

This development should be refused outright!!

Thank you John Wilson

Pro-Forma Letter

YOUR NAME Justine Moran

Your address: 30 Booyun St. Brunswick Heads

Your email: justine_moran13@hotmail.com

Your phone number: 0466888641

Date: 4.7.19

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

   I do not think this development is compatible in this residential area of Brunswick Heads

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

   The building height plane should absolutely not be exceeded. Houses are very close together & this height increase would severly affect other residents.

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

   These oversize dwellings do not suit Brunswick Heads. Parking is already a major issue in Brunswick Heads & this has not been taken into consideration at all.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

   Noise from short term rentals (obvious use for this type of property, parking issues, unsustainable development, less housing for community - all impact Brunswick Heads negatively.

5. Any other comments.

   This sort of 'development' places so much stress on the families and elderly people in Brunswick Heads. Please take the community into consideration over a wealthy Melbourne developer who is just using it.

6. Say whether you want the development to be approved, amended or refused outright.

   Refuse this development outright. Prioritise sustainable development to protect our community.

Sincerely, Thankyou.

Justine Moran

From: Kristen Georgeson
To: submissions
Subject: Objections to DA No. 10.2019.301.1
Date: Sunday, 7 July 2019 5:09:51 PM

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No.10.2019.301.1 at 16 Short Street brunswick Heads

As a former resident of Short Street I am appalled at the size and scale of the proposed development. It is definitely NOT compatible with the character of Brunswick Heads.

The Byron DCP says that a development shall " maintain and enhance the low key, family friendly, coastal village character, streetscape and scale of Brunswick Heads"
THIS development certainly does NONE of the above.!!!

Exceeding the Building Height Plane is totally absurd and NOT acceptable !

Short Street is a quiet street with mostly small houses with families and elderly citizens as residents. The immense size, scale and bulk of this development is absurd and totally out of character.

Having a development on such a large scale would be very disruptive to the residents of the street. The increase in noise and traffic flow would create a danger for the elderly and young children.

I hereby propose the development is refused outright.

Regards

Kristen Georgeson
220 The Saddle Rd
Mullumbimby

(Former owner and resident of 11 Short Street)

Pro-Forma Letter

YOUR NAME Kris Southwell

Your address: 10 Nana st Brunswick HDS

Your email: kristineco3@gmail.com

Your phone number: 0409851624

Date: 7. 7. 19.

Recipient: Byron Shire Council
Re: Objections to DA No. 10.2019.301.1
Developer: Sasha Hopkins, CEO of The A Team and Short St Long Stay PTY LTD
Development site: 16 Short Street, Brunswick Heads

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

   Dose not compare to Brunswick Heads.

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

   more to the question why does he think it will fit in

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

   No. Nice residential area does not need this.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

   The Lane's and roads are already to busy for our sweet little town.

5. Any other comments.

   Our town is surrounded by ocean River & ocean & sea. flat and enjoyable.

6. Say whether you want the development to be approved, amended or refused outright.

   Outright No.

Sincerely,

Pro-Forma Letter

YOUR NAME Margaret Southwell

Your address: 10 Kane St Brunswick Heads

Your email: [illegible] gmail

Your phone number: 0409516 24

Date: 7.7.19

Recipient: Byron Shire Council
Re: Objections to DA No. 10.2019.301.1
Developer: Sasha Hopkins, CEO of The A Team and Short St Long Stay PTY LTD
Development site: 16 Short Street, Brunswick Heads

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

   Not compatible at all. Sounds like a brothle.

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

   NO. Maybe he could pay 1,000.00 to fix our roads.

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

   We are a fishing village. Leave it that way. It does not suit our village.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

   As a ~~a~~ elderly person walking the streets finding Parks is already ~~diffe~~ not easy

5. Any other comments.

6. Say whether you want the development to be approved, amended or refused outright.

   NO NO NO.

Sincerely,

M J Southwell

YOUR NAME Marianne Jackson

Your address: 2 Bayside way Brunswick Heads NSW

Your email: mannijackson@gmail.com

Your phone number: 0410 650 290

Date: 7/7/19.

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. **Say whether you think the development is compatible with the character of Brunswick Heads.**

This development is COMPLETELY INCOMPATIBLE with the 'low-key' character of Brunswick Heads.

2. **Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.**

The council should not grant the developer's request to exceed the Building Height plane. The place would destroy the quality of life of all neighbours at such a size + bulk.

3. **Write whether you think the size, scale and bulk suits the surrounding streetscape.**

The size + scale of the proposed building is completely out of place in the surrounding streetscape. Short Street + the lane behind are quiet little residential streets & this will destroy that quality

4. **Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.** This development will affect me as a resident of Brunswick. It will work to destroy the nature of our small village. It turns our residential streets into a tourist short-stay enclave.

5. **Any other comments.** I knew the elderly couple who used to live at 16 Short Street. They were frugal people who lived a simple life & tended to their beautiful garden. They would turn in their graves and come back to haunt any one who is so money-hungry as to propose such an extreme development

6. **Say whether you want the development to be approved, amended or refused outright.**

I demand that the development is refused outright. Any sneaky way to introduce a 'boarding-house style development should be STOPPED immediately.

Sincerely, M Jackson

Pro-Forma Letter

YOUR NAME

Your address: 3 Weeroona way, Ocean Shores (I work on personal projects with the residents at 16 Short St)

Your email: nicholashannah@gmail.com

Your phone number: 0411508315

Date: 8/7/19

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

   Clearly it is not like the rest of this town in character or style.

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

   No, because if there is one exception, that leads to many more exceptions, at a cost to the town, all for the personal gain of the developer

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

   It does not. Anyone who walks down this street would see that.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

   I will lose this project space, but more importantly, the elderly and wonderful neighbour here will be subjected to a huge amount of noise and disturbance, in-construction and forever after.

5. Any other comments.

   Please do not let Brunswick become another sold out suburb. It has incredible charm for all, and these changes threaten that.

6. Say whether you want the development to be approved, amended or refused outright.

   Refused.

Sincerely, Nicholas Hannah

~~Pro Forma Letter~~

YOUR NAME PAMELA MARY LEWTHWAITE

Your address: 19 SHORT STREET, BRUNSWICK HEADS, NSW

Your email: elizabethlewthwaite@gmail.com (daughter's email)

Your phone number: 0266851786

Date: 5th July 2019

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads. I am against the above mentioned development for the following reasons:

1. ~~Say whether you think the development is compatible with the character of Brunswick Heads~~. Not compatible with character of the street, the buildings are too imposing. The plans do not appear to be for housing but for an AIR B'N B. Brunswick already has enough development and this scale will be out of character for a coastal village.
2. ~~Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.~~ ~~He st~~ The developer should not be allowed to exceed the building height - the buildings will bee too imposing and a precedent should not be allowed.
3. ~~Write whether you think the size, scale and bulk suits the surrounding streetscape~~. The streetscape will be impacted on in a negative way. The buildings are imposing + take up the whole block, cars will have to park in the street as it appears that the garages/~~dri~~ driveways will not be able to cater for all the cars that a 10 bedroom development would attract. The developer will not rent those houses out to long term tenants.
4. ~~Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location~~. It is obvious that there would be short term accomodation and that there would be noise issues and the road will be dug up more with the extra traffic from people coming + going. I am 78 years old and I do not want to live accross from a party house. I do not want cars parked along the street or people coming + going at all hours who would be attending festivals (eg. Splendour). There are no gardens and trees and our dwindling birdlife will be pushed further away.
5. ~~Any other comments~~.
6. ~~Say whether you want the development to be approved, amended or refused outright~~. Please refuse the development outright. The wet area will end up being changed to kitchens once any development is granted. I think that this is not compliant with a low density housing.

Sincerely,

(Pamela Lewthwaite)

Pro-Forma Letter

YOUR NAME PETER BRETT

Your address: 38 NORTH HEAD RD NEW BRIGHTON

Your email: pjbrett@gmail.com

Your phone number: 0432 311 306

Date: 7/7/19

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.302.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St Long Stay PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.302.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

   NOT AT ALL COMPATIBLE

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

   GOOD REASONS FOR NEW BUILDINGS TO COMPLY

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

   NOT FAIR FOR NEIGHBOURS, TOO BIG, INADEQUATE OFF STREET PARKING

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

5. Any other comments. IF APPROVED, IT WOULD BE AN UNFORTUNATE PRECEDENT.

6. Say whether you want the development to be approved, amended or refused outright.

   I WOULD STRONGLY RECOMMEND THIS DEVELOPMENT BE REFUSED OUTRIGHT.

Sincerely,

Pro-Forma Letter

YOUR NAME

Your address: 6 Tweed Street Brunswick Heads

Your email: peter@kpsgroup.com.au

Your phone number: 0417 727 875

Date: 5-7-19

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

This development distroys the character of the local housing style and feel of our comonunity It is not compatible.

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

There should be no permission to exceed the building height plane. Consider the shadowing of neighbouring properties

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

The size, scale & bulk does not surt our surrounding streetscape. Refer to the discusting building being erected at 5 Mona Lane This should not have been approved!

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location. Having Lived besich a property that was approved as a 2 bed room House a rented to airbnd and shortterms the car parks where over used, the house was over utilised wiht 3-4 families residing, noise complaints & disturbances where reported to police, drunkenness, swearing threats rubbish, cars parked on footbaths I could go on..

5. Any other comments. All this caused stress public resources wasted (calling police) poor health & well being to neighbouring residents.

6. Say whether you want the development to be approved, amended or refused outright.

Refused. Any person would know this is not a normal home or townhouse development

Sincerely,

From:	Rebecca King
To:	submissions
Subject:	DA No 10.2019.301.1
Date:	Sunday, 7 July 2019 3:52:06 PM

To Whom it May concern,

I don't feel the size or the scale of this development will suit the surrounding streetscape. Also why would it be allowed to exceed building height plane restrictions?

This development will create more pressure on parking in Brunswick heads.
I already have difficulties finding parking as I know many do. My stepson goes to school in the area & I visit there regularly. I know, many elderly people live in the immediate vicinity of this quiet location. This could create stress and pressure on people who have mobility issues.

Also this would not fit in with the picturesque coastal small scale Brunswick heads that we all know and love.

I appreciate your consideration feel we need to ensure that this doesn't set a precendent that could continue to change the lifestyle and face of Brunswick heads.

With Respect
Rebecca King
20 Rangal rd South Golden

YOUR NAME REGINA GRYC

Your address: 19 Name Street Brunswick Heads 2483

Your email: Kenieinolia@yahoo.com

Your phone number: 0490 498947

Date: 6/06/2019

Recipient: Byron Shire Council
Re: Objections to DA No. 10.2019.301.1
Developer: Sasha Hopkins, CEO of The A Team and Short St Long Stay PTY LTD
Development site: 16 Short Street, Brunswick Heads

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

This development is not compatible with the character of village of Brunswick Heads.

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

The proposed building height exceed the regular buildings hights in Brunswick + will obstruct views of surrounding properties.

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

The buildings scale + size will destroy the street's character + quiet feel to it! It's definitely too big + looks commercial.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

It will have a distructive impact on the neighborhood in general. ~~Extra~~ traffic of people, noise, pollution. It absolutly don't fit the quiet residential street feel.

5. Any other comments.

6. Say whether you want the development to be approved, amended or refused outright.

Please, please refuse this development to take place in our village.

Sincerely,
Regina Gryc

Pro-Forma Letter

YOUR NAME Shaun McPherson

Your address: 32 Booyun Street, Brunswick Heads, 2483

Your email: shaunmcpherson@gmail.com

Your phone number: 0400536220

Date: 4th July 2019

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

I Don't believe the size and intention of the building is compatible with the character of Brunswick Heads, particularly short street. These developments take away from the towns feeling of beachside small town

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

I Don't believe council should grant request to exceed building height plane, this is not in the commercial zone of Brunswick heads and would be an eyesore in comparison to other houses.

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

The buildings are taking up the majority of landspace and overshadowing other houses is not appropriate for that street and would devalue surrounding properties, as no one wants to be looked on by higher buildings.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

My wife and Myself, as many have, bought in Brunswick Heads because of the old style feel. These new dwellings will have an effect on Brunswicks Brand, and have negative impacts on retro events such as 'Old and Gold'.

5. Any other comments.

Approving such developments will drastically change the landscape of Brunswick Heads, As Brunswick does not have waterfront properties, it should not follow Gold Coast in large developments such as the proposed.

6. Say whether you want the development to be approved, amended or refused outright.

I think a clear message should be sent that Brunswick Heads is not willing to be overdeveloped, and will continue to attract people seeking a sleepy town vibe, which attracts industry such as the new Seachange series. in this way I think the development should be refused.

Sincerely,

Sincerely Shaun McPherson.

Pro-Forma Letter

YOUR NAME Simonne Rowe

Your address: 8 Nancegal Court Byron Shores 2483

Your email: osheathe@bigpond.com

Your phone number: 0416189654

Date: 6/7/19

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St Long Stay PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Already people with disabilities, single older women, low income earners, can no longer afford to live/rent in Brunswick Heads. - It just feels so sad that this will be developed into a 2nd Wategos - homes for the wealthy.

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. **Say whether you think the development is compatible with the character of Brunswick Heads.**

I find the development is compatible with the character of Brunswick Heads. It is totally incongruent with the village style and more of a Gold Coast / Sydney / Melbourne style.

2. **Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.**

No. - I find the planes - deliberately presented - are building on the block - it should show both. It is obfuscation - its miscode in Brunswick Heads look at that using misnomity.

3. **Write whether you think the size, scale and bulk suits the surrounding streetscape.**

It definitely is imposing, dominating, insensitive and greedy use of the land and exploitation of the community for personal gain! Not the place to build your personal wealth portfolio - think again!

4. **Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.** - I am appalled that this pathy home will be allowed in this community. I am also very concerned for the 3 hoop pines and I don't believe that any of them will survive the development. Their root ball is 7 metres wide - how will that work with the present plan. If they are not taken down - they will die in time due to the damage from construction. I know only one is earmarked for removal, but with building construction proposed - this will be the death knell to the other two!

5. **Any other comments.**

6. **Say whether you want the development to be approved, amended or refused outright.**

I want it refused outright. - This is a community based on simple pleasures and lifestyle - quiet + relaxed. Elderly residents who come here to retire - ought to be valued + treasured not pushed out by some young upstart with no sensitivity to all of the above.

Sincerely, Simonne Rowe

Pro-Forma Letter

YOUR NAME WAYNE HYLAND

Your address: 24 PANDANUS CRT, BRUNSWICK HEADS 2483

Your email: sputy@bigpond.com

Your phone number: 0422014565

Date: 7-7-2019

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

   Definetly not its a suburban area and not suitable

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

   No it's simply out of place for the area

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

   Its residential and would not blend in.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

   Its not acceptable because tourist have no respect for the surroundings

5. Any other comments.

   Could have bought in a better area closer to the towns centre where it does not affect residents.

6. Say whether you want the development to be approved, amended or refused outright.

   No, not at all.

Sincerely,

Pro-Forma Letter

YOUR NAME Shaun McPherson

Your address: 32 Booyun Street, Brunswick Heads, 2483

Your email: shaunmcpherson@gmail.com

Your phone number: 0400536220

Date: 4th July 2019

Recipient: Byron Shire Council
Re: Objections to **DA No. 10.2019.301.1**
Developer: Sasha Hopkins, CEO of The A Team and Short St **Long Stay** PTY LTD
Development site: **16 Short Street, Brunswick Heads**

Dear Byron Shire Council

I'm writing to make a submission regarding the Development DA No. 10.2019.301.1 at 16 Short Street, Brunswick Heads.

1. Say whether you think the development is compatible with the character of Brunswick Heads.

I Don't believe the size and intention of the building is compatible with the character of Brunswick Heads, particularly short street. These developments take away from the towns feeling of beachside small town

2. Give your opinion as to whether Council should grant his request to let him exceed the Building Height Plane.

I Don't believe council should grant request to exceed building height plane, this is not in the commercial zone of Brunswick heads and would be an eyesore in comparison to other houses.

3. Write whether you think the size, scale and bulk suits the surrounding streetscape.

The buildings are taking up the majority of landspace and overshadowing other houses is not appropriate for that street and would devalue surrounding properties, as no one wants to be looked on by higher buildings.

4. Say how this may affect yourself and/or other people living near the development site especially the elderly people and young families living in this location.

My wife and Myself, as many have, bought in Brunswick Heads because of the old style feel. These new dwellings will have an effect on Brunswicks Brand, and have negative impacts on retro events such as 'Old and Gold'.

5. Any other comments.

Approving such developments will drastically change the landscape of Brunswick Heads, As Brunswick does not have waterfront properties, it should not follow Gold Coast in large developments such as the proposed.

6. Say whether you want the development to be approved, amended or refused outright.

I think a clear message should be sent that Brunswick Heads is not willing to be overdeveloped, and will continue to attract people seeking a sleepy town vibe, which attracts industry such as the new Seachange series. in this way I think the development should be refused.

Sincerely,

Sincerely Shaun McPherson.

7 July 2019

Byron Shire Council

DA no. 10.2019.301.1

Developer Sasha Hopkins, CEO of The A Team and Short St Long Stay Pty Ltd

Development site: 16 Short St, Brunswick Heads

We, the undersigned residents of Brunswick Heads, object to this development. We live in Brunswick Heads because we value the village atmosphere, and our easy proximity to the beach. The dominant character of the village is single story and two-story houses that provide adequate green space between the structures, even with the addition of sixty square metre dwellings in back yards. This development proposes two monolithic boxes on the one block of land. It is not in keeping with the Council's DCP, which states that such developments will 'maintain and enhance the low key, family friendly, coastal village character, streetscape and scale of Brunswick Heads.'

Council's commitment to maintaining the character of the village is one of the key features that attracted us to live here. Many of our neighbours are retired, some use walkers to get about, and all of us fear the possibility of the 'party house' problem now endemic in parts of Byron Bay itself.

This proposed development is obviously not intended for long term residents, but short-term holiday rental. Why, in a time of extreme climate change and water shortages, even a self-proclaimed developer would propose two swimming pools, given both Torakina and the surf beach are just a short walk away, is beyond comprehension. The addition of two pools is really marketing gimmickry presumably providing a 'wet bar' site for further partying activities.

This development application treats nearby residents, including all of us, with contempt. The application makes no attempt to comply with our village character. The 'party house' approach is confirmed by ten bedrooms and ten bathrooms, two pools and even two billiard rooms.

We are very well aware, with the spread of AirBnB bookings, that party houses create major parking issues, and it is no exaggeration to say that the site could attract ten or more cars. 'Party Houses' invariable leave bins overflowing with rubbish.

Such short stay visitors show no respect for our locality, and often make our back lanes, an integral part of our urban typology, almost impassable. This application, revealing is dismissive of the back lane which for many residents is their street frontage.

It is clear from this DA that the developer has no respect for our coastal village, and we submit that the Council should reject it. A development application like this would get approval on the Gold Coast, but has no place in Brunswick Heads.

Name	Address	Signature
Peter McAnelly	12 Byron St Brunswick Hds	Peter McAnelly
Chris MORGAN	12 Byron St Brunswick Hds	
OLLIE HEATHWOOD	34 Fingal St Brunswick Hedds	
Renate de Koker	PO Box 1065 Mullumbimby	
Phillip Rodgers-Falk Juliana Harmsen.	39 Booyun st Brunswick Heads	
ANNE GILMORE	37 BOOYUN ST BRUNSWICK HEADS	A. Gilmore a.gilmore@ozemail.com.au
Peter Spearritt	37 Booyun St Brunswick Heads	
CONTACT	ANNE GILMORE PO BOX 99 BRUNSWICK HEADS 2483	a.gilmore@ozemail.com.au