

The Mayor and Councillors  
Byron Shire Council

BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: 15 APR 2021
FILE NO: SF90
ASSIGNEE: SPM

**DA 10.2020.571.1 The Corso, 94 Kingsford Drive, Brunswick Heads**

S203100

I object to the above DA in its original form and in its amended form.

The amended DA is like a slap in the face to Bayside residents. I have lived in Brunswick Heads for 57 years and have yet to see a development of this nature being imposed on our quiet seaside community.

We have tried to be reasonable, and have done extensive research around legislation, planning and other relevant issues. Our concern is not only for ourselves as current residents, but also for the comfort, amenity and enjoyment of future residents/generations in this liveable and vibrant broad demographic.

It's not just about us, it is about how the suburb functions into the future.

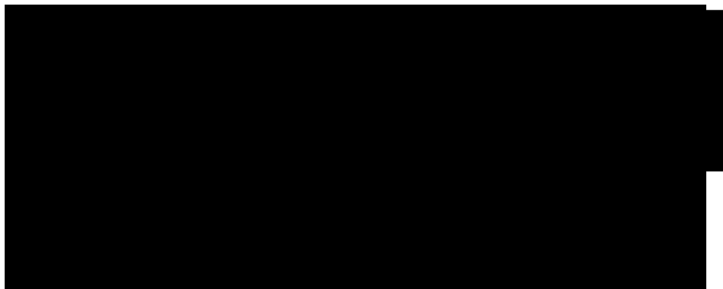
If the Council doesn't stand up for its residents, what is the point of having planning at all, or attending planning meetings or pulling together as a community.

We want people who move here to feel as though they are a part of our community, not just a refugee living in a tiny box separated from the rest of us.

This DA is a community of its own - it does not integrate, it will create division and potential social problems.

I beg the Council to delay its decision, or strenuously object to this DA, or take this matter to Court to ensure a sensible, sociable and amicable outcome.

This is your legacy.



14 April 2021

RECEIVED BY FRONT COUNTER
14 APR 2021
BYRON SHIRE COUNCIL

TO: The Mayor and Councillors  
Byron Shire Council

BYRON SHIRE COUNCIL	
DOC NO:	.....
RECD:	15 APR 2021
FILE NO:	SF90
ASSIGNEE:	SBW

3PN 203100

RE: DA 10.2020.571.1 The Corso, 94 Kingsford Drive, Brunswick Heads

**I am a resident of Bayside and I object to the above DA, in its original and current versions.**

If current homeowners and home builders have to abide by council regulations and zoning, why is this DA even being considered a second time, with very little change since its first lodgement? It still does not comply with zoning or character legislation as Council is well aware of.

The increase in off-site parking (street parking) generated by this DA would cause frustration, and potentially harm, to drivers and pedestrians alike. The developer must be directed to provide more onsite parking.

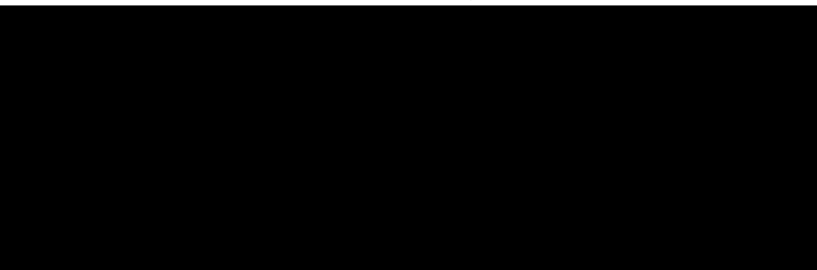
When is the Council going to upgrade infrastructure to cater to the current community? Adding 100+ more people and vehicles without infrastructure upgrades is an irresponsible idea, would be a disappointing outcome for current and future residents, and would create ongoing headaches for future mayors and councillors.

If a DA like this can be put in the middle of a quiet seaside village without amenities, it opens the door for similar developments to be plonked anywhere in the State, with no regard to the current residents, their residential communities, their lifestyles and enjoyment of life.

What is the point of planning if some have to abide by its rules and structures and some don't?

At the very least please consider the very limited facilities, living space, parking spaces and lack of public transport the DA offers to its future tenants.

I urge the Council to object to this DA, to insist on significant changes, or to take this matter to Court in order to prevent the establishment of a dangerous and objectionable precedent.



13 April 2021

RECEIVED BY FRONT COUNTER
14 APR 2021
BYRON SHIRE COUNCIL

08/04/2020

Submission OBJECTING to DA 10.2020.571.1

Boarding house at 94 Kingsford Drive, Brunswick Heads NSW 2483

I am writing to STRONGLY OBJECT to this proposal.

I have looked through the DA and its many attached reports and I have also been involved in the "community consultation" pre lodgement.

While I am very aware, and accepting, of the fact that this site will be developed, and that there is a growing need for affordable housing, I DO NOT believe that this proposal is , in any way, appropriate on this site.

In The Kollektive's own propaganda, it builds in highly central locations with easy access to transport, shops and employment centres.

Bayside Brunswick Heads is not even close to being any of these things.

My objections are as follows:

**AMENITY :** The proposed site is nestled in a quiet residential area next to the preschool. The boarding house is completely out of character with anything in this entire suburb. As the proposal claims to be supporting affordable housing under the Affordable Housing SEPP 2009, it is required to be compatible with the character of the local area. It is not!

**AFFORDABLE HOUSING:** The developer claims that this proposal will help to address the shortage of affordable housing in this area. However, from anecdotal evidence, at The Kollektive's other sites, rent is upwards of \$400 per week with extra charges for off street parking.

I have also noted that these boarding house rooms are incredibly small, being the size of a motel room. I have to ask myself, would I, being in the targeted category of possible accommodation seekers, want to live in a motel room for \$400 a week? Absolutely not! Nurses do shift work, including nights, and need to be able to sleep odd hours. This close living set-up would not be suitable for any profession working shift work, including hospitality, without serious consequences to their health and wellbeing.

I do not believe that a developer, who makes it very clear that they are a "for profit" organisation, is invested in providing affordable housing. I strongly believe this is just a greedy grab for as much profit as can be made from this site as possible.

**TRAFFIC AND PARKING:** I found the Traffic Management report to be very inadequate. While it concludes (of course \$\$\$) that there would be no traffic issues, it also states that, due to COVID 19 behaviour trends, **they were unable to collect current accurate data** and

,as such, deferred to the TTM report. Traffic is going to be one of the major issues with this proposal and, therefore, any report should rely on ONLY current data. It is too important to just make excuses and given a patched up report to support a development with such a possible devastating impact on current residents.

Point 2.3 of the report also states that the subject site does NOT have accessible public transport options as it is 1.6 km from a bus stop (which is not a school bus stop), and that there are very few actual services from that stop. The other option is a nearly 3km distance into Brunswick heads CBD for coach connections, which are also few in number.

This would mean that anyone living in the proposed development would need some form of transport. I believe that this would mean far greater numbers of car movements per day than the report would have us believe.

This then brings us to the parking issue. With 0.5 parking space per boarding house room, where will all these cars park? All over the place is probably the answer to that. This would have a huge effect on the amenity of the current residents living close to the proposed development.

**SOCIAL IMPACT:** This report is just another expensive box ticker, stating that “there is nothing about the proposed development that is likely to result in any significant changes to the characteristics of the area”. This couldn’t be more wrong.

Social cohesion cannot be gained from cramming people into shoebox housing with inadequate parking space and few other options to car ownership and subjecting a quiet, family- oriented residential area to the resulting traffic chaos.

5.1 of the report refers to the higher rate of unemployment in Brunswick Heads and median weekly rental rate of being \$310 wk. Why would people pay higher rates for a shoebox in a service deprived area, with no public transport and little prospect of employment?

No researched report is needed to imagine the outcome of financial hardship combined with geographic isolation. I do not believe any on site manager would be able to successfully de-escalate ensuing conflict .

**I would be happier to see a proposal for half the number of rooms and double the room size. This would provide more dignified, manageable and sustainable living for current residents of the area and future residents of the development.**

In conclusion, I am very unhappy with the current proposal and feel that it does NOT meet the criteria it claims to meet. It doesn’t matter how many multiple-page reports are completed to tick all the boxes, the reality is that this proposed development will have a massive impact on the amenity and lives of the current nearby residents. I feel that all of the reports are very ‘lightweight’ in that they are barely adequate for their purpose and do not consciously reflect the lived experience. It is very easy to sit behind a desk with a report



template, make some phone calls, check some websites and fill in the dots. It is another thing to actually live here and know how inappropriate this level of development is for this area, and the unacceptable effect it will have on our lives.

As a rate payer, long term resident, hard-working public servant and voter, I ask that council please consider this proposal, not from the flawed academic-based support documents provided by the proponents, but in the best interests of the current residents and community that is already here. We count. Our peace of mind and right to live in our peaceful environment counts.

Thankyou

A solid black rectangular box used to redact the signature of the author.

08/04/2020

14 April 2021

The Mayor and Councillors,  
Byron Shire Council

I have lived in Bayside with my family since January 2003, and have been a homeowner in Bayside since 2006.

This is my feedback and concerns regarding the latest iteration of the DA for The Corso at 94 Kingsford Drive, Brunswick Heads.

1. The proposed development goes against Council's own Character Narrative for Bayside
2. The proposed shops are not big enough to be viable for the current Bayside population, and too small to be useful for Bayside when the remainder of residential developments proceeds
3. This is the only available land earmarked for community/commercial services, neighbour requirements
4. This concept, while realistic for a high-density metropolitan/city area, is not suited to the outskirts of a regional village with no amenities or public transport options
5. Lack of public transport negates the developers' proposal of no/low car ownership tenants in the proposed boarding house
6. The limited onsite parking will create extensive over-spill verge parking in and around the pre-school, creating potentially dangerous conditions for families/children entering and leaving preschool
7. The remainder of the Bayside land formerly owned by Codlea P/L is intended for low/medium density housing, as is already existing in Bayside – single houses/dwellings with onsite parking, IN KEEPING WITH THE CHARACTER NARRATIVE OF BAYSIDE
8. The relevant SEPP legislation is currently under review, having attracted negative feedback and experience in many areas. In the knowledge that the date for amendments to the legislation will be as soon as mid-year, we the residents of Bayside demand that this development not be allowed to proceed under the legislation in its current form. It is clear there are flaws – Bayside residents do not want to inherit them.
9. If this development goes through, it could undermine the Character Narrative of any residential area in the Shire. It could also mean that council would have limited grounds on which to refuse front fencing being built all around Bayside. After all, if a development like this does not have to adhere to Council's own character narrative, why do residents?
10. The ambient noise of Bayside is the beach and the birds, not high-density metropolitan-area commercial and traffic noise where very small units side by

side and on top of each other is the norm. In this area the residents would hear every noise of their neighbours and would not experience quiet enjoyment of their tiny homes.

11. The type of development being proposed by this developer does not engender community development and engagement, social collaboration, healthy activity in nature etc. This development is distinctly separated from rather than integrated into the current residential character of Bayside.
12. We still await a report from Rural Fire Service as to access issues in times of natural disaster, in particular bushfires, with Bayside only having one road in and out. Where is the planning?
13. Where is the Waste Management Study?
14. Where is the Sewage Report for projected requirements to accommodate a growing Bayside population?

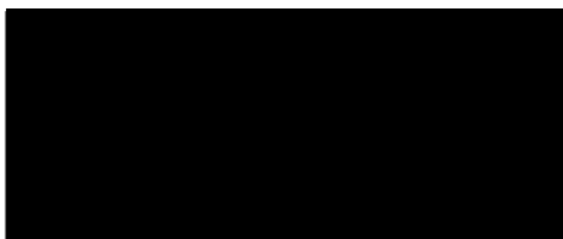
I ask Council to represent the residents of Bayside in holding the developer to the legislative requirements that must affect this DA in its current form.

This is not a NIMBY issue, nor exclusively an affordable housing issue. It is a planning issue, and the decisions made around this particular development at this particular time (just prior to amendment of faulty legislation) are crucial to supporting not only this residential area, but the entire Shire/State to become and remain a healthy, collaborative and integrated society.

This process has in itself brought the existing community together and we look forward to welcoming future residents of a development that complies with the legislative, infrastructure and planning requirements of a subdivision that began almost 3 decades ago. Bayside will continue to develop to its southern boundary for some years to come as the subdivision moves towards completion.

As part of that journey, Bayside residents rely on Council's effective planning to be implemented with regard to the provision of commercial space, improved infrastructure and new access options (pedestrian, cycle, disability, vehicular, emergency services etc.).

We are relying on you all to think carefully before allowing this potentially destructive precedent to prevail.



FOR COUNCIL PLANNING MEETING 22/4/21

ATTN MARK ARNOLD.

BYRON SHIRE COUNCIL
DOC NO: .....
REC'D: 13 APR 2021
FILE NO: A82975
ASSIGNEE: J. R. R.

The attached 3 pages of objections have been previously submitted but still to be acknowledged.

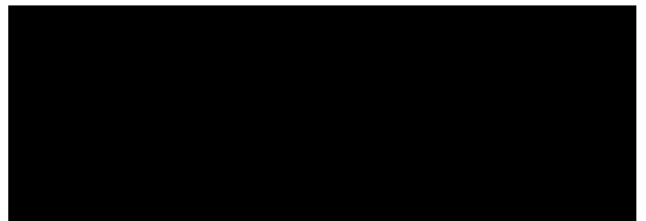
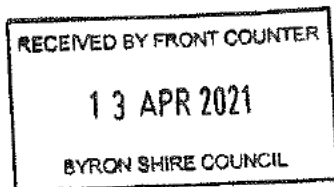
Could they please be considered at the meeting on 22/4/21 to consider:

DA 10.20.20.571.1 ?

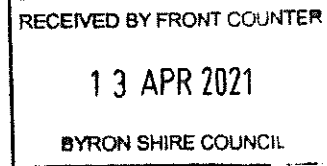
Two more points:

1. The Collective's recent development amendments are so superficial as to be unworthy of serious consideration.
2. Planning Minister Rob Stokes' recent notification of new policy about affordable housing argues forcibly against developments such as the above proposed for Bayridge.

We are now even more strongly opposed to this development application.



13/4/21



OBJECTIONS RE DA 10. 20.20 . 571.1

94 KINGSFORD DRIVE BRUNSWICK HEADS, NSW, 2483

Because of the factors listed below **we don't have the time needed** to do the required research to **prepare the "proper" detailed response** that our objection really deserves:

1. Very **short consultation period** further restricted by **COVID19 restrictions** on large meetings.
2. As per usual, **contentious DA's** relating to Bayside are timed to **con-inside with the busy Christmas summer holiday season** when people are heavily involved in the traditional activities of this period. This is **unfair**.
3. **Even before objecting to this DA another proposal has been dumped on us** in recent days involving a zoning change to allow another 20 dwellings on about 5 normal residential blocks at 24—34 Bayside Way (about 100 metres as the crow flies from this D. A. ) These developers, John and Gloria Mills, own many more approved residential blocks on the opposite side of Bayside Way and intend to apply for a **rezoning to "community title subdivision"** to make way for a much greater **"explosion" of housing** of similar character.

**These sorts of pressures are never-ending and obviously there are more to come, further eroding the peaceful possession and the amenity we expected when we built here.**

What follows is a **brief** outline of the major concerns we would have expanded on if we had more time and other resources to give a more detailed response:-

1. This proposal **does not fit with the original zoning**. **Residents have not been properly consulted** about a zoning change.
2. Under the original zoning, these 6 house blocks would support about 20 people. This proposal aims to support at least 110 people, a **massive increase in population density** with its corresponding problems.
3. The changed zoning **deprives existing and future residents of the community services that would eventually have been developed** on these blocks as envisaged when residents purchased their blocks or already constructed houses.
4. The **proposed units are too small for families and rents too high to provide quality affordable public housing**. In fact they look more like **"trojan horses"** for a future change to tourist and backpacker accommodation. Obviously, another zoning change is on the cards.
5. **Insufficient parking is being provided**. More than half the vehicles will have to park in adjacent streets. This is already a problem in Bayside and any increase is totally unacceptable. This has been exacerbated by the **explosion of secondary dwellings** and the **illegal use of garages as living spaces**.

Bayside is taking on the look of a poorly managed holiday park packed with ungargared cars, trucks, caravans and boats. Secondary dwellings even exist in front yards and are an ugly eyesore. This is a major problem that must be addressed before adding to the problem.

6. **Increased traffic will be a major problem** especially at the existing roundabout, bus stop, local kindergarten and the major traffic confluence where Bayside Way meets Tweed Street. This confluence is **the sole entry / exist** for Bayside and requires a **sensible economic roundabout upgrade** before it can safely handle major increased vehicle movement now and over the next few years with further suburban expansion as already telegraphed in the public domain

7. **Boarding houses** are supposed to be subject to various strict regulations regarding their location and operation. **No detailed assurances have been provided regarding the roles, responsibilities and powers of on-site managers and how they will satisfy community expectations.**

8. No information has been provided on past, present and future cumulative effects of Bayside expansion. No attempt has been made to look backwards to overcome the deleterious effects of previous council approvals in stages 1, 2 and 3 of Bayside's development over time. An intensive re-appraisal of long-term cumulative environmental and social impacts should critically be informative with respect to the further development of Bayside.

9. There is an **obvious power imbalance between the developer and the community.** The developer has significant sources of skilled advice, finance, access to State and Local Governments and the ability to **keep changing and resubmitting DA's** until they achieve success as **the community is ultimately forced to capitulate.** It is **difficult to positively involve parliamentarians and councillors** in the preparation of objection submissions. Either they support these DA's, accept that SEPP developments are a foregone conclusion in favour of developers or are simply overloaded with similar representations from their electors.

10. This lack of power and **the need for constant vigilance by residents leaves us all dispirited and exhausted** Why must one of the most critical and expensive life decisions be so lacking in certainty? Some people who bought blocks only a few months ago are now faced with a massive problem. Why weren't they given advance warning? Should they stay and build or sell at a loss and try to buy elsewhere? These are **shocking decisions for parents of young families.** Older residents like us at ages 78 and 80 have no options. We must simply accept it and try to adjust to a **never ending deterioration in residential amenity.** So much for peace of mind, so much for civility. **Enough is enough!**

We seek your support in opposing this development ( D A 10. 20.20. 571.1) and pushing for more **certainty with regard to zoning** especially for young working couples with families trying to establish themselves and enjoy peaceful amenity for the long term in **what should be a predominately residential area of traditional family dwellings.**

ATTN MARK ARNOLD,

to enhance knowledge and transparency  
we think that the contents of this Sydney Morning Herald  
article must be made available to everyone present  
at tonight's Council Meeting when discussing the boarding  
house proposal in Pyralie, Brunswick Heads.

An informed decision cannot be made  
without everyone understanding the details therein and  
the critical nature of the 31/3/2021 date and promulgated  
legal changes to come into effect!

## Developers rush to beat clock on housing rule changes

Michael Koziol

Developers are racing to beat new planning regulations designed to boost the supply of affordable housing, which they warn will make it unfeasible for them to build low-cost accommodation.

Advocates for affordable housing say the existing laws around boarding houses have allowed developers to reap government incentives for constructing micro-apartments that are too expensive for low-income earners.

So-called "new generation boarding houses" - self-contained units of 12 to 25 square metres with communal living areas - have become popular in recent years as renters search for alternatives to one-bedroom units or share-housing.

But the state government now accepts these planning controls have failed to yield a significant improvement to housing affordability. Human

ent changes will require boarding house units to be "affordable" and run by community housing providers for 10 years. Rent is generally set at 80 per cent of the market rate or less.

The government will also create a new type of housing called "co-living", with a larger minimum apartment size of 30 to 35 square metres and without a floor space ratio bonus for developers.

The reforms have been slated for introduction "after March 2021" and, across the state, developers are rushing to beat the clock by lodging development applications under the old rules.

Freedom Development Group boss Edward Fernon, who has developed large-scale boarding houses in Caringbah and Randwick, said he was "racing to get [a DA] lodged" in Muswellbrook for a 14-room boarding house.

"There is certainly a race with a lot of developers that I'm talking to to get DAs lodged and in the system as soon as

SMH

21/3/2021

**'It is going to  
decimate  
boarding  
houses in NSW'**

possible," he said, adding the proposed changes were "very well intentioned" but "so bad and so poorly proposed that it is going to decimate boarding houses in NSW and therefore also have major impacts on affordable housing".

Rhys Williams, co-founder of Australia's largest co-living provider UKO, said his firm's business model would collapse if the reforms eventuated.

The new "co-living" building category was not feasible with a minimum room size of 30 square metres or without the FSR bonus, he said.

"The economic drivers with the cost of land mean there will be no supply created," he warned. "The market has adapted and worked within those [rules] to create supply and now it is being pulled out from underneath us ... That is going to stop supply dead in its tracks."

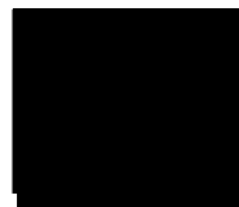
Planning Minister Rob Stokes told *The Sun-Herald* the draft planning controls had been through consultation last year and the final version would be released shortly.

He said the new housing categories, including student housing and co-living, would "ensure that those types of housing are available to those who need it, while allowing boarding houses to stay affordable".

Shelter NSW policy director Ryan Harris supported the reforms, saying it was a good outcome if developers were no longer offered incentives to build micro-apartments they leased for \$100 a week. "[Developers] may be upset because they've killed off a high yielding development category," he said. "To say they will no longer develop affordable housing is false; they will now be managed by community housing providers and the more we support them the more they will develop it."

9 April 2021

**Mark Arnold**  
**General Manager,**  
**Byron Bay Shire**  
**PO BOX 219**  
**Mullumbimby**  
**NSW 2482**



Dear Mark

**DA 010.2020.571.001 (KOLLECTIVE/CORSO DEVELOPMENT, BAYSIDE): LETTER OF OBJECTION**

The changes made by the proponent are insignificant and fail to address any of the reasons I have previously raised. As a member of the community it would appear that the proponent has not listened to our concerns, nor what we have suggested to be included and have pretty much ignored us when we pointed out the development has minimal commercial and community floor space, poor connectivity between public and private space and non-compliance with zone objectives.

The changes result in a retail space has a marginal increase to just over 11% of the entire development and a net reduction in car parking (added an electric share car space but removed two parking spots).

Therefore I am opposed to this DA for the following reasons:

**Byron Shire Council's Character Narrative for Bayside**

The proposal is in direct contrast to Byron Shire Council's own Character Narrative. Clause 30A of ARH SEPP states:

**30A Character of local area**

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

The Statement of Environmental Effects that accompanies the DA does not identify or address this clause of the SEPP and therefore represents a fundamental failing of the development.

This is a high density proposal within a low densities residential area of predominately single story dwellings. The total development is 4,300m<sup>3</sup> with approximately 3,000m<sup>3</sup> used for proposed buildings. Under normal Bayside density this area of land would accommodate a maximum of 6 house blocks.

**The only commercial block in Bayside**

The block is zoned B1 - neighbourhood centre. According to Byron Shire guidelines this should involve a development that serves the neighbourhood. This does not meet the zone objective. The existing neighbourhood has not been consulted for what they would like from a neighbourhood centre.

A neighbourhood centre of the type proposed by this development does not fit in with scale and type of buildings in the surroundings. Our community needs many small office spaces to rent (many of us are small business owners), health services, a general store, local services and a community hall.

**Creates unaffordable housing**

As the development will fill the only commercial zoned lot in Bayside with residential units, this will result in renters and owner-occupiers that live in Bayside always requiring a car and needing to travel for basic services and work.



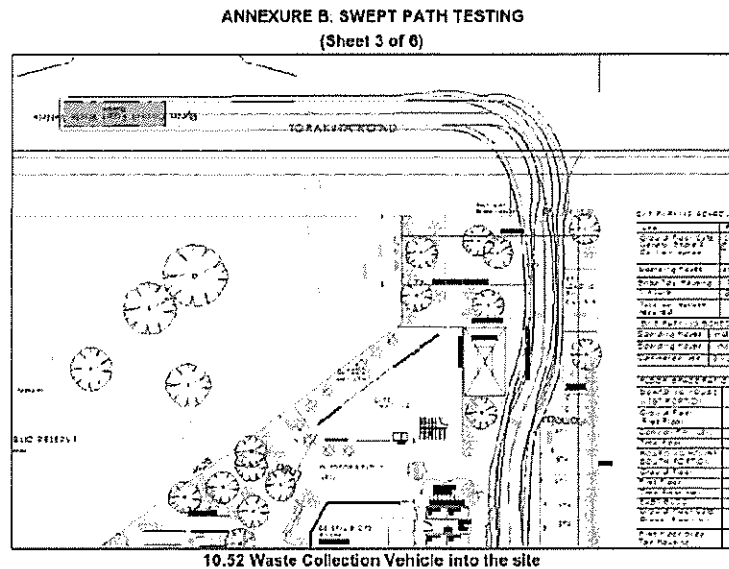
If Bayside has local services it would reduce the overall living costs for the existing and future residents by reducing the travel costs and need for car ownership for Bayside residents (which could soon be over 1000 people) therefore Bayside would holistically be 'more affordable' to live in, a key point of focus for Council

However, if this proposal is allowed, there will never be local services in Bayside and, without these local services, the cost of living in Bayside become less affordable.

### Waste Management

The DA has not included a Waste Management Plan, as required in Chapter B8, Waste Minimisation and Management, therefore there are no details about the collection and management of waste and recycling at the development.

I did note a new traffic report with the turning allowance for the waste collection trucks, however, it does not appear to allow for parked cars on the road. There are already some and if the development proceeds with the current lack of parking there will be around 100 more cars all parked close the entrance and exit. So I would suggest this need to be remodelled with considering street parking at the entrance and exit to the proposed development.



### Pre-school and play park traffic increase

The development will share a border with a pre-school and play park where traffic is already a safety issue. The development will require an increase in heavy traffic due to deliveries to the shop and café and waste collection trucks.

With potentially 78 people in boarding house alone plus 32 in top shop flats this will cause an impact on noise levels, the environment and traffic. This will create a high risk for the safety of the children and residents of Bayside.

### Intersection of Bayside Way and Old Pacific Highway

Congestion at the intersection of Bayside Way and Old Pacific highway is already considerable, especially at weekends and holiday periods, where car can queue for more than 5mins waiting for an opportunity to turn right towards Brunswick Heads. With additional cars using this junction it was require upgrading.

The complete lack of sufficient parking at the DA is meant to reflect the ability of the residents to walk and cycle to work. While that may be the case, if are not "within 800 metres walking distance of a public entrance to a railway station or a wharf from which a Sydney Ferries ferry service operates", as defined as an accessible area (Clause 4 of the ARH SEPP). The nearest bus stop is over 2km away, with no lift or safe footpath.

The images below show the access route from Bayside. The red dotted line shows the distance with no footpath or cycle track, while the photos below show the Bayside Way / Old Pacific Hwy junction where cyclists, walkers, prams and wheelchair users must use the road and turning lane. The bushtrack (yellow

dotted line), is unlit, often muddy and uneven with tree roots. It is not safe to be used at night due to the lack of lighting.

*Aerial view of pedestrian and cycle access from Bayside*



The photos below show the very dangerous road junction. Any additional traffic in and out of Bayside will only exacerbate these issues to safely transit on foot or by wheel, into the town of Brunswick Heads. The litigation that may arise could be costly, disastrous to the growth of Brunswick Heads and totally avoidable with consideration at this stage.

*View of road junction with no footpath (left from Old Pacific Hwy, right from Bayside Way)*



All the residents of the DA will need to own cars for work, shopping and services (38 rooms, with two residents = 76 cars).

8 apartments = 20 cars

The token shop/café and other café will, in theory, attract customers that will also need parking spaces, along with their staff (25 customers plus staff = 20 cars).

The residents will have friends and family visit, all needing parking (10 more cars)

Easily over 120 cars would require parking spaces, yet less than half that number has been provided in the DA. This will result in cars parked over the kerb and blocking the footpath along Torakina Rd and throughout Bayside.

#### **No access to public transport**

Clause 27(3) of ARH SEPP then seeks to ensure that boarding houses are collated with transport or local centres on the typically valid assumption that they are well served by public transport.

The proposed site does not meet this criteria given the nearest public transport (bus stop) is over 2km from the development. Therefore, the tenants of the 'affordable housing' would incur the cost of car ownership and travel costs to work and services, thus negating any financial advantage from renting micro units.

This also means that clause 29(2)(e) of the SEPP that allows only 0.5 car parking spaces per room must be ignored as this clause assumes that low-income housing is collocated with public transport and would result in reduced private car usage and as such provides a limited requirement to provide on-site parking. This is not the case for this site due to the lack of public transport or local services.

#### **Insufficient Parking**

Based on the section above, each resident will require a car for transport to work and services, therefore at least a parking space per potential resident must be included in the development, thus at least 128 parking spaces, plus additional spaces for the customers using the shop and café.

Without the additional parking spaces, the overspill of cars is estimated to be over 100 parked on streets and verges posing serious safety concerns.

#### **Child safety**

Our children cycle around Bayside with their friends and can safely cross the roads, as there are almost no cars parked on the street. With the extra traffic and significant street parking, this will make Torakina Road and other impacted streets in Bayside into narrow congested roads with poor visibility for our children to cross the road safely. There are few footpaths in Bayside, with a key one alongside the park and playground with 50:50 kerbs, the perfect spot for the overflow parking from the proposal.

#### **Noise**

Bayside is a quiet suburb, with no noise after sunset. The proposal will produce a lot more noise late into the evening. The second story with balconies will allow the noise to carry a great distance. The increased traffic and noise from car doors and engines as they park on the road directly outside our house will be significant and severally impact the quality of life for my family and everyone living along Torakina Road or beyond. All cars associated with the proposal should have off-street parking within the lot.

#### **Light**

The light pollution from a two story development will impact the homes on Torakina Road, Omega Court, Kingsford Drive and other streets. This will reduce the existing residents quality of life and impact on the surrounding wildlife.

#### **Dominating character**

This very large two story proposal is not only completely out of character with Bayside, but it will dominate our only community amenity, the park and playground. With some of the second floor balconies looking directly into the public space.

#### **Public space drinking and smoking**

I understand that the proposal has a no smoking and drinking policy for the rooms, given this there is a high risk of public space drinking, most likely in the park next door (with proposed direct access) which

includes the children's playground. This will result in more noise in the evenings, litter (there are no litter bins in Bayside) and danger to our children from broken glass in the playground.

#### Security

Based on many of the issues I have highlighted above, the proposal is going to result in a less secure suburb. The proposal is more likely to attract 'backpackers' who are here (understandably) to enjoy themselves and party, not to become part of the local community and care for it. Therefore, the security of my family is a great concern if the proposal is granted.

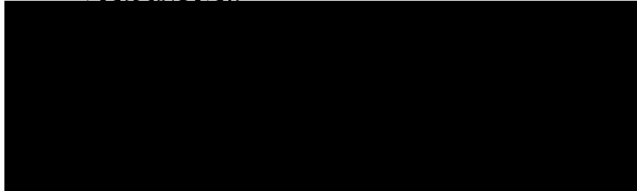
#### Conclusion

Ever since this DA was proposed it has caused anxiety within our home, some sleepless nights and depression about the massive negative impact this will have on our family. The proponent has avoided proper consultation, timed the submission with Christmas (just when we should have been relaxing, but instead needing to learn about planning law and write submissions). We have no confidence in the proponent as this proposal does nothing to help the local housing crisis, it simply exploits a planning loophole and externalises the costs and impacts on the local community to maximise profit.

If this proposal proceeds, we will be impacted with increased noise, light and traffic, with reduced safety, security and community. This will impact on my whole family's mental health and our future within Bayside.

Thank you for taking the time to read my letter and could you please acknowledge receipt of this submission.

Yours sincerely



**Scott, Noreen**

---

**From:** byroneforms  
**Sent:** Tuesday, 13 April 2021 8:24 PM  
**To:** council  
**Subject:** 10.2020.306 - Submission of Object - [REDACTED]

**Importance:** Low

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### Development Application - Submission notification

**Submission ID:** BSC-005-884

**DA number:** 10.2020.306

**Subject address:** 12 Kingsford dr Brunswick Heads

1

**Application type:** Object

**Other details:**

**Grounds:** We bought in neighbourhood with the expectation of housing estate not high density housing. The development breaches numerous rules and the arguments used to justify it are plainly lies. Council approval of this development would be a clear breach of their duty to the rate payers.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

2

**Scott, Noreen**

---

**From:** byroneforms  
**Sent:** Wednesday, 14 April 2021 6:24 AM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-899

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** The original concept of shopping area and medical centre has not been adhered to This is purely a money making venture by the developer. They have spoken of affordable housing but they are being financially supported by the govt and in 5 years they will charge what they want. Inadequate parking has been provided. When asked to alter and resubmit they have made minimal changes. Too many developers go ahead and just do what they want once approval has been given Please follow this up !!!!

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

2

**Scott, Noreen**

---

**From:** byroneforms  
**Sent:** Wednesday, 14 April 2021 6:24 AM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-898

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drv Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** The token amendments to this DA are unacceptable to the community. The retail space has increased by 29m2, to just over 11% of the entire development. The development still fails to meet the LEP Zone Objective – B1 Neighbourhood Centre. This land has been earmarked for a much-anticipated neighbourhood centre with retail for well over 20 years to service this growing suburb, set to double in size. The development still fails to integrate into the neighbourhood, required under its zoning. Whilst adding an electric share car space, the amended DA removes two parking spots compounding our parking and safety issues. The amended DA fails to address pedestrian amenity and active transport links. Site suitability legislation has not been addressed by Council planners Character SEPP legislation has not been addressed by Council planners. The Council's own character narrative for Bayside reviewed just six months ago has not been addressed.

**Applicant name:** [REDACTED]

**Contact phone:**

2

Contact email address: [REDACTED]

Contact address: [REDACTED]





**Scott, Noreen**

---

**From:** byroneforms  
**Sent:** Wednesday, 14 April 2021 10:25 AM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]  
**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-900

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** I note the amendments to the original DA and make the following objections: - the proposed development does not fulfil the requirements of LEP Zone Objective B1 Neighbourhood Centre. In our growing suburb this is the only suitable space for community facilities; once alienated the existing and future residents lose the opportunity to gain those facilities, forever. This DA only proposes retail space comprising 11% of the total development. - this development is overwhelmingly residential; a medium density development is already planned for the adjacent land, which should go some way towards addressing housing shortfalls in the area without denying the suburb the opportunity to have community amenities on this site. - the amended DA does not adequately address issues such as inadequate parking spaces. - the amended DA does not address issues pertaining to the character of the suburb. I urge Council to reject these amendments

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

2

Contact email address:

[REDACTED]

Contact address:

[REDACTED]

[REDACTED]

Scott, Noreen

---

From: byroneforms  
Sent: Wednesday, 14 April 2021 10:55 AM  
To: council  
Subject: 10.2020.571.1 - Submission of Object - [REDACTED]

Importance: Low

### Development Application - Submission notification

**Submission ID:** BSC-005-901

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drive Brunswick Heads

**Application type:** Object

1

#### Other details:

**Grounds:** In addition to my original submission I urge Council to defer approval of the proposed development until the State Government legislation regarding boarding houses has been finalised. The following points are why the proposal should be rejected or deferred; • The amended DA doesn't meet any of the community's concerns. • The retail space is only 11% of the total development site. This is insufficient for a growing suburb and it is poor town planning to have residential accommodation in a suburb with such a small amount of neighbourhood amenity. The resulting negative social impact on the neighbourhood for lack of public amenity can be avoided if the retail/commercial space is significantly increased to accommodate the social needs of a growing population. This clearly demonstrates that the amended DA does not meet the B1: Neighbourhood Centre zoning. • The adjacent land is zoned medium density and is more suited to medium density accommodation. This DA is not suited to this type of development and if approved, Bayside will lose the opportunity to have sufficient integrated community space forever. • The insufficient parking has not been addressed in the amended DA. There will be an estimated 100 cars per day requiring parking which includes residents of the Boarding house, their guests, customers to the shops and staff in the retail complex. The amended DA doesn't make provision for this and has not addressed this issue. • The amended DA is still outside the character of Brunswick Heads town and Bayside.

2

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]



**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Wednesday, 14 April 2021 12:25 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]  
**Attachments:** BSC-005-902-Council Proposed Access into Bayside Bruns.rtf.zip  
**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-902

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drv 2483 Brunswick Heads

1

**Application type:** Object

**Other details:**

**Grounds:** As my previous submissions have outlined, my objections to this proposal are centred around access. The DA amendments make no reference to my concerns, most specifically, pedestrian access between Bayside Way and Tweed Street. The promised pavement has not been addressed and I personally witnessed two near accidents at the site this week. If Council are not willing to fulfil their promise, can we not require any developer generating further traffic to fund reasonable safe access to Brunswick Heads?

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

2

**Scott, Noreen**

---

**From:** byroneforms  
**Sent:** Tuesday, 13 April 2021 10:54 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]  
**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-897

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** As the owner and residents of [REDACTED] Bayside Way, we continue to strenuously object to the development proposal at 94 Kingsford Drive Brunswick Heads. The amended proposal for this development is unacceptable and the amendments should be viewed as both token and cynical. This area has long been designated as a potential neighbourhood centre containing retail services to facilitate the growing suburb of Bayside. The amended proposal has increased retail space by a mere 29m<sup>2</sup>. The fact that Bayside currently has over two hundred residential dwellings about to be built in the area further increases the need for a retail hub to service the residents and provide employment opportunities for the community. It is my understanding that developing this suburb FOR the community with a retail hub – was always the council's long term vision for this area, evidenced by the fact that the LEP zone objective is B1 Neighbourhood centre. The current amended development fails to meet such zoning requirements. Adding high density residential housing on this site was never part of the plan and actually creates problems rather than offering solutions. The essential issue of parking, not to mention access, has been completely ignored and signals that the developers are not serious about creating a usable, functioning retail area for the neighbourhood. The existing pre-school in the same area already has insufficient parking for parents. Developers have not addressed the fact that parking would be required not only for residents but for residents' guests, retail staff, and also suppliers and visitors to retail outlets. While an electric share car

2

space has been added, it must be noted that two parking spots have been removed – despite the fact that Kollektive's own Traffic and Parking Impact Assessment states "the subject site does not have accessible public transport options". Both site suitability legislation and character environmental planning policy legislation have not yet been addressed by council planners. Nor has the developer adequately addressed the Council's own "list of contentions". As members of the Bayside community, we would ask that the Council not ignore the needs of the residents and ratepayers or indeed abandon Byron Shire Council's own character narrative for a functional, vibrant, residential area in favour of this ill-thought through development that falls well short of meeting Council requirements. Yours sincerely, [REDACTED]

[REDACTED]

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

[REDACTED]

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Tuesday, 13 April 2021 9:54 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]  
**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-896

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drv Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** The token amendments to this DA are unacceptable. The retail space has increased by 29m2, to just over 11% of the entire development. The development still fails to meet the LEP Zone Objective – B1 Neighbourhood Centre. This land has been earmarked for a much-anticipated neighbourhood centre with retail for well over 20 years to service this growing suburb, set to double in size. The development still fails to integrate into the neighbourhood, required under its zoning. Whilst adding an electric share car space, the amended DA removes two parking spots compounding our parking and safety issues. The amended DA fails to address pedestrian amenity and active transport links. Site suitability legislation has not been addressed by Council planners Character SEPP legislation has not been addressed by Council planners. The Council's own character narrative for Bayside reviewed just six months ago has not been addressed.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]



Contact email address: [REDACTED]

Contact address: [REDACTED]



**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Tuesday, 13 April 2021 9:54 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-895

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drv (LOT: 71 DP: 851902) Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** The token amendments to this DA are unacceptable. The retail space has increased by 29m<sup>2</sup>, to just over 11% of the entire development. The development still fails to meet the LEP Zone Objective – B1 Neighbourhood Centre. This land has been earmarked for a much-anticipated neighbourhood centre with retail for well over 20 years to service this growing suburb, set to double in size. The development still fails to integrate into the neighbourhood, required under its zoning. Whilst adding an electric share car space, the amended DA removes two parking spots compounding our parking and safety issues. The amended DA fails to address pedestrian amenity and active transport links. Site suitability legislation has not been addressed by Council planners Character SEPP legislation has not been addressed by Council planners. The Council's own character narrative for Bayside reviewed just six months ago has not been addressed.

**Applicant name:** [REDACTED]

**Contact phone:**

2

Contact email address: [REDACTED]

Contact address: [REDACTED]



**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Tuesday, 13 April 2021 9:24 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]  
**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-886

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** The token amendments to this DA are unacceptable to the community. The retail space has increased by 29m2, to just over 11% of the entire development. The development still fails to meet the LEP Zone Objective – B1 Neighbourhood Centre. This land has been earmarked for a much-anticipated neighbourhood centre with retail for well over 20 years to service this growing suburb, set to double in size. The development still fails to integrate into the neighbourhood, required under its zoning. Whilst adding an electric share car space, the amended DA removes two parking spots compounding our parking and safety issues. The amended DA fails to address pedestrian amenity and active transport links. Site suitability legislation has not been addressed by Council planners Character SEPP legislation has not been addressed by Council planners. The Council's own character narrative for Bayside reviewed just six months ago has not been addressed.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

Contact email address: [REDACTED]

Contact address: [REDACTED]



**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Tuesday, 13 April 2021 6:54 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-881

**DA number:** 10.2020.571.1

**Subject address:** 94 KINGSFORD DRV Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** INAPPROPRIATE DEVELOPMENT

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]  
[REDACTED]

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Tuesday, 13 April 2021 7:24 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]  
**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-883

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** \* The token amendments to this DA are unacceptable to the community. \* The retail space has only increased by 29m2, to just over 11% of the entire development - which is still well short of community expectations. \* The development still fails to meet the LEP Zone Objective – B1 Neighbourhood Centre. \* This land has been earmarked for a much-anticipated neighbourhood centre with retail for well over 20 years to service this growing suburb, set to double in size. \* The development still fails to integrate into the neighbourhood, required under its zoning. \* Whilst adding an electric share car space, the amended DA removes two parking spots compounding our parking and safety issues. \* The amended DA fails to address pedestrian amenity and active transport links. \* Character SEPP legislation has not been addressed by Council planners. \* The Council's own character narrative for Bayside has not been addressed.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

2

Contact email address: [REDACTED]

Contact address: [REDACTED]





**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Tuesday, 13 April 2021 7:24 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-882

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** \* The token amendments to this DA are unacceptable to the community. \* The retail space has only increased by 29m2, to just over 11% of the entire development - which is still well short of community expectations. \* The development still fails to meet the LEP Zone Objective – B1 Neighbourhood Centre. \* This land has been earmarked for a much-anticipated neighbourhood centre with retail for well over 20 years to service this growing suburb, set to double in size. \* The development still fails to integrate into the neighbourhood, required under its zoning. \* Whilst adding an electric share car space, the amended DA removes two parking spots compounding our parking and safety issues. \* The amended DA fails to address pedestrian amenity and active transport links. \* Character SEPP legislation has not been addressed by Council planners. \* The Council's own character narrative for Bayside has not been addressed.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

Contact email address: [REDACTED]

Contact address: [REDACTED]

[REDACTED]

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Tuesday, 13 April 2021 8:24 PM  
**To:** council  
**Subject:** 10.2020571.1 - Submission of Object - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-885

**DA number:** 10.2020571.1

**Subject address:** 94 Kingsford Dr Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** Please refer to my letter as i had put wrong DA number. Thank you

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

[REDACTED]

2

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Tuesday, 13 April 2021 8:54 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-888

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** Looking at this DA and comparing it to the original, it's hard to spot the difference. The changes are minimal. There's another retail space, which is good but with the reduction in the other retail space it only adds 29m2. The residential component is still close to 90% of the development, which doesn't integrate into the neighbourhood of Bayside. Two car parks have been removed without any other public transport solutions being put in place. In light of this please refer to my previous submission. The parking and safety issues still stand. The LEP zone objective is still not being met. The development is still out of scale and character with the whole of Bayside. And there still isn't the infrastructure to support it.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

2

**Scott, Noreen**

---

**From:** byroneforms  
**Sent:** Tuesday, 13 April 2021 8:54 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-889

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** The token amendments to this DA are unacceptable to the community. The retail space has increased by 29m2, to just over 11% of the entire development. The development still fails to meet the LEP Zone Objective – B1 Neighbourhood Centre. This land has been earmarked for a much-anticipated neighbourhood centre with retail for well over 20 years to service this growing suburb, set to double in size. The development still fails to integrate into the neighbourhood, required under its zoning. Whilst adding an electric share car space, the amended DA removes two parking spots compounding our parking and safety issues. The amended DA fails to address pedestrian amenity and active transport links. Site suitability legislation has not been addressed by Council planners Character SEPP legislation has not been addressed by Council planners. The Council's own character narrative for Bayside reviewed just six months ago has not been addressed.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

Contact email address: [REDACTED]

Contact address: [REDACTED]



**Scott, Noreen**

---

**From:** byroneforms  
**Sent:** Tuesday, 13 April 2021 8:54 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]  
**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-887

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drv Brunswick Heads Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** The token amendments to this DA are unacceptable to the community. The retail space has increased by 29m2, to just over 11% of the entire development. The development still fails to meet the LEP Zone Objective – B1 Neighbourhood Centre. This land has been earmarked for a much-anticipated neighbourhood centre with retail for well over 20 years to service this growing suburb, set to double in size. The development still fails to integrate into the neighbourhood, required under its zoning. Whilst adding an electric share car space, the amended DA removes two parking spots compounding our parking and safety issues. The amended DA fails to address pedestrian amenity and active transport links. Site suitability legislation has not been addressed by Council planners Character SEPP legislation has not been addressed by Council planners. The Council's own character narrative for Bayside reviewed just six months ago has not been addressed.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

Contact email address: [REDACTED]

Contact address: [REDACTED]





**Scott, Noreen**

---

**From:** byroneforms  
**Sent:** Tuesday, 13 April 2021 9:24 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-894

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** The token amendments to this DA are unacceptable to the community. The retail space has increased by 29m2, to just over 11% of the entire development. The development still fails to meet the LEP Zone Objective – B1 Neighbourhood Centre. This land has been earmarked for a much-anticipated neighbourhood centre with retail for well over 20 years to service this growing suburb, set to double in size. The development still fails to integrate into the neighbourhood, required under its zoning. Whilst adding an electric share car space, the amended DA removes two parking spots compounding our parking and safety issues. The amended DA fails to address pedestrian amenity and active transport links. Site suitability legislation has not been addressed by Council planners Character SEPP legislation has not been addressed by Council planners. The Council's own character narrative for Bayside reviewed just six months ago has not been addressed.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

Contact email address: [REDACTED]

Contact address: [REDACTED]



**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Tuesday, 13 April 2021 9:24 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]  
**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-893

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drv, Brunswick Heads 2483 NSW (LOT: 71 DP: 851902) Brunswick Heads

1

**Application type:** Object

**Other details:**

**Grounds:** The token amendments to this DA are unacceptable. The retail space has increased by 29m2, to just over 11% of the entire development. The development still fails to meet the LEP Zone Objective – B1 Neighbourhood Centre. This land has been earmarked for a much-anticipated neighbourhood centre with retail for well over 20 years to service this growing suburb, set to double in size. The development still fails to integrate into the neighbourhood, required under its zoning.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

**Scott, Noreen**

---

**From:** byroneforms  
**Sent:** Tuesday, 13 April 2021 9:24 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]  
**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-892

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** The token amendments to this DA are unacceptable to the community. The retail space has increased by 29m2, to just over 11% of the entire development. The development still fails to meet the LEP Zone Objective – B1 Neighbourhood Centre. This land has been earmarked for a much-anticipated neighbourhood centre with retail for well over 20 years to service this growing suburb, set to double in size. The development still fails to integrate into the neighbourhood, required under its zoning. Whilst adding an electric share car space, the amended DA removes two parking spots compounding our parking and safety issues. The amended DA fails to address pedestrian amenity and active transport links. Site suitability legislation has not been addressed by Council planners. Character SEPP legislation has not been addressed by Council planners. The Council's own character narrative for Bayside reviewed just six months ago has not been addressed.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

Contact email address: [REDACTED]

Contact address: [REDACTED]



**Scott, Noreen**

---

**From:** byroneforms  
**Sent:** Tuesday, 13 April 2021 9:24 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]  
**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-890

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** The token amendments to this DA are unacceptable. All previous objections in my last submission still stand. The retail space has increased by 29m2, to just over 11% of the entire development. The development still fails to meet the LEP Zone Objective – B1 Neighbourhood Centre. This land has been earmarked for a much-anticipated neighbourhood centre with retail for well over 20 years to service this growing suburb, set to double in size. The development still fails to integrate into the neighbourhood, required under its zoning. Whilst adding an electric share car space, the amended DA removes two parking spots compounding our parking and safety issues. The amended DA fails to address pedestrian amenity and active transport links. Site suitability legislation has not been addressed by Council planners. Character SEPP legislation has not been addressed by Council planners. The Council's own character narrative for Bayside reviewed just six months ago has not been addressed.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

2

Contact email address: [REDACTED]

Contact address: [REDACTED]



Scott, Noreen

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From: byroneforms  
Sent: Tuesday, 13 April 2021 9:24 PM  
To: council  
Subject: 10.2020.571.1 - Submission of Object - [REDACTED]

Importance: Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-891

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** I am really disappointed by the lack of changes to this DA. I was really looking forward to having additional retail - a place to meet friends for coffee, a shop for our community, a handy GP, hairdresser and maybe even a wine bar to meet a friend. So disappointing also to lose two more car parks - there will be cars parked everywhere, such a worry having my girls riding their bikes around. The failure to meet the LEP Zone objective just doesn't seem to have been addressed. Hopefully Council will ensure this DA is improved. The housing situation is tough right now but good planning decisions are vital to benefit the future of the whole neighbourhood. Once approved the damage can't be undone. Thank you

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

2



**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Saturday, 10 April 2021 11:21 AM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-852

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** The amended proposal has reduced commercial allocated space to create additional commercial space, only increasing the overall commercial space by 1m (?). The commercial space allocated is insufficient to serve the existing community, let alone the number of people that are proposed to be boarded. Accommodation units are for 2 people (showing double/queen beds), yet parking spaces are not adequate onsite assuming most people have their own car. This will cause the local streets to be overflow parking, possibly causing high traffic areas and pedestrian safety issues. The addition of an electric car charging space is unlikely to be used by those in a 'boarding house' situation. There is limited public transport for those without their own transport. The increase in people numbers will put a strain on the already burdened essential services. There is nothing shared with the public regarding how this development supports people as a 'boarding house', what plans are in place for people to move on to other accommodation, the time scale. An increase in the number of transient people into an established neighbourhood is deemed more suitable to an urban area, not rural. I 100% object to this DA, in so much as it is not suitable for rural, has no benefit to the existing community and is not a charity or NFP organisation. I STRONGLY recommend the council takes advantage of the proposed new rules being implemented in June/July by the government and applies this measure to this DA. Thank you

2

**Applicant name:** [REDACTED]

**Contact phone:**

**Contact email address:** [REDACTED]

**Contact address:**

[REDACTED]

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Monday, 12 April 2021 9:53 AM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]  
**Importance:** Low

### **Development Application - Submission notification**

**Submission ID:** BSC-005-860

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drv, Brunswick Heads 2483 NSW (LOT: 71 DP: 851902) Brunswick Heads

1

**Application type:** Object

#### **Other details:**

**Grounds:** As per my previous objection as nothing has really changed with this new proposal, surely another underhand means of getting this through council I live opposite the proposed site. When we bought the block we were told there would be a shop or small commercial centre to service the existing neighbourhood at the site across the road. We have been shocked and disappointed at the proposal made by the Kollektive. They have not consulted the community to find out what we actually want from a neighbourhood centre - what is the demographic of Bayside and what would be useful services for the residents to have on hand, especially given our distance from the centre of Brunswick Heads and the lack of public transport. Aside from this issue, the actual proposal itself does not fit into the existing character of the suburb. The density of a 39 room boarding house is totally inappropriate given the lack of parking, lack of local jobs and transport, meaning residents will need to have cars parked in the road, probably along the length of Bayside Way which has no pedestrian access at the moment. The intersection with Tweed St and Bayside Way is already congested and there would need to be an upgrade to allow for safe movement for so many additional cars. I also am deeply concerned about the nature reserve which is nearby to the proposed site, this houses endangered species and the creek is already suffering erosion, only likely to increase given the additional

2

people living in the area, especially given the size of their rooms which will mean they are unlikely to stay indoors. The building proposed is not solar passive and does not make adequate provision for removal of waste/ delivery of goods for the businesses and parking. In addition it overlooks a preschool and adjoins a local park which would require fencing and increased provision of services such as toilet block and waste disposal. Finally I object sincerely to the claims that this will be affordable housing. We know that the sector of local community most in danger of becoming homeless are women over the age of 50. And many I have spoken to have indicated they would not be able to afford to live on this site. In addition they are insulted at the idea of being forced to consider this type of antisocial housing. Being owned by a private developer means it is market value that will drive rental rates, and not any social conscience or legal obligation. In summary, there are other blocks earmarked for medium or high density residential. This is not one of them. This is a chance to provide local services to a community that would like to avoid increased car movements by having essential or community building services provided within walking distance.

**Applicant name:** [REDACTED]

3

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

[REDACTED]

4

From: byroneforms  
Sent: Monday, 12 April 2021 9:23 AM  
To: council  
Subject: 10.2020.571.1 - Submission of Object - [REDACTED]

Importance: Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-858

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** The amendments to this DA are unacceptable. It is much the same D.A. There are still no jobs close by. There is still no regular transport available even if one walks or rides bike into Brunswick Heads. A satellite suburb is not the place for a 'boarding house'. We'll still need a retail/professional hub at Bayside. Suffolk park has one, Sunrise has one so how is it that Bayside Brunswick wont have one? Mills two D.A.'s will have about 60 homes. With these we'll have over 350 new homes added to our estate that will require infrastructure, we have a housing shortage, but instead we have an application for a 39 room boarding house. The development still fails to meet the LEP Zone Objective – B1 Neighbourhood Centre. The retail space has been increased by about 30 m2 but is a mere token rise in area. What does worry virtually everyone, whether they live here or not, is the 39 bed sits. I have no objection to having one, two or three bedroom units on this block of land along as long as Bayside gets adequate lease space. The vehicle numbers associated with this D.A., as it stands, will be a unacceptable along with the waste and services situation. 39 bed sits is what some one would propose who hates everyone around them. I have no objection to a block of units in Bayside, but not at the cost of our retail hub. We all know perfectly well the bed-sits will not be "affordable" for those who may rent them. One could say, it doesn't help young families, when we could have some nice sized units here on the second story, instead of what's proposed. Also, what happened to the neighbourhood integration required by the zoning on this block? Is this now

irrelevant? I'm very concerned about this proposal, because if it goes in, our neighbourhood will be permanently negatively impacted. The "new" D.A. still doesn't address any of the transport or pedestrian issues I and others have raised before. There isn't any regular transport here and we can't see this changing in the short to medium term. This a point that was touted in the D.A. that doesn't even exist, so how is this acceptable? It appears Council planners have yet to tackle the suitability of this land in relation to legislation. The character narrative for Bayside that was reviewed just months ago hasn't been addressed. And what about the character SEPP legislation? Very concerned, with kindest regards, [REDACTED]

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

[REDACTED]

Scott, Noreen

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**From:** byroneforms  
**Sent:** Monday, 12 April 2021 9:23 AM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]

**Importance:** Low

### Development Application - Submission notification

**Submission ID:** BSC-005-859

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drv, Brunswick Heads 2483 NSW (LOT: 71 DP: 851902) Brunswick Heads

1

**Application type:** Object

**Other details:**

**Grounds:** The token amendments to this DA are unacceptable. The objections in my last submission still stand. The retail space has increased by 29m2, to just over 11% of the entire development so the development still fails to meet the LEP Zone Objective – B1 Neighbourhood Centre. The development still fails to integrate into the neighbourhood, required under its zoning. The DA fails to address pedestrian amenity and active transport links. The Council's own character narrative for Bayside reviewed just six months ago has not been addressed. The DA has removed two car parks and replaced them with one electric car charging space. Who will be driving the Tesla's in this so called affordable housing? This development has become entangled in the Housing Crisis of this Shire. This development will not resolve this issue and will remove the well planned services and amenities of our Bayside Community. Services that are greatly needed not just by Bayside but Greater Brunswick Heads as it explodes in population and tourism (just as Byron has) over the next 10 to 20 years. To throw this careful planning out is a knee jerk reaction to the housing crisis and no one will benefit. The tenants of this development will not even be serviced by the tokenistic retail and substandard micro-apartments.

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**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]





**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Monday, 12 April 2021 9:23 AM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]  
**Importance:** Low

### **Development Application - Submission notification**

**Submission ID:** BSC-005-857

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drive Brunswick Heads

**Application type:** Object

1

#### **Other details:**

**Grounds:** Main Points: \* The token amendments to this DA are unacceptable. \* All previous objections in my last submission still stand. \* The retail space has increased by 29m2, to just over 11% of the entire development. This is grossly inadequate \* The development still fails to meet the LEP Zone Objective – B1 Neighbourhood Centre. \* This land has been earmarked for a much-anticipated neighbourhood centre with retail for well over 20 years to service this growing suburb, set to double in size. \* The development still fails to integrate into the neighbourhood, required under its zoning. \* Whilst adding an electric share car space, the amended DA removes two parking spots compounding our parking and safety issues. \* The amended DA fails to address pedestrian amenity and active transport links. \* Site suitability legislation has not been addressed by Council planners \* Character SEPP legislation has not been addressed by Council planners. \* The Council's own character narrative for Bayside reviewed just six months ago has not been addressed. Further objection points: 1) According to Byron Shire guidelines and the 20-year master plan for the area this lot has been set aside for a 'commercial services' development that serves the neighbourhood. This application does not meet the zone objective. What has suddenly changed that Council would abandon the long-held plan to create a commercial hub and the accompanying much needed employment opportunities for our community? Creating high-density residential on this site does not align with the long-term plan for the area. With approx 206 new residential dwellings (with

2

secondary dwellings this may increase to 300!) about to be built in the immediate area there will be new housing stock coming on line and will need to be serviced by a retail centre including a small supermarket, medical services and other useful retail options. 2) The revised plans the developer has submitted do not adequately address the Council's 'list of contentions'. 3) The developer has not provided adequate parking spaces in their plans, as there is still insufficient parking or reasonable alternatives allocated for residents of the boarding house, let alone for staff, suppliers, couriers, residents' guests or visitors of shops, cafe and grocer. With so little employment in the shire, most would need to drive to work and have a car. The overspill is estimated at over 100 cars parked on streets and verges posing serious safety concerns. The existing preschool does not currently have sufficient parking for parents. This situation will be exacerbated with the proposed development. On top of this, Bayside has one sole road for access in event of bushfire. The current fire strategy has not been adapted for the proposed density and indeed there is a need for a secondary access road in the area to allow for an optional exit in a bushfire situation. 4) The Kollektive's own Traffic and Parking Impact Assessment states "the subject site does not have accessible public transport options" 5) The amended plans show 2 clothes washing machines in a complex that proposes to have 38 apartments that have no laundries, with up to 76 residents. This is a farcically low number of machines to cater for that many people. The developer is insane thinking that will be adequate to cater for the

cleaning needs of the residents. Another clear message that this development is ill-conceived and exploitative.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address** [REDACTED]

[REDACTED]

Scott, Noreen

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From: byroneforms  
Sent: Monday, 12 April 2021 8:23 AM  
To: council  
Subject: 10.2020.571.1 - Submission of Object - [REDACTED]

Importance: Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-856

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drv, Brunswick Heads 2483 NSW (LOT: 71 DP: 851902) Brunswick Heads

1

**Application type:** Object

**Other details:**

**Grounds:** Traffic congestion, environmental damage to the area due to increase population, infrastructure not been address to the influx of population, not being a safe neighbourhood any more, the loss of the family vibe and small community.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

2

Scott, Noreen

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From: byroneforms  
Sent: Sunday, 11 April 2021 5:22 PM  
To: council  
Subject: 010.2020.00000571.001 - Submission of Object [REDACTED]  
Importance: Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-855

**DA number:** 010.2020.00000571.001

**Subject address:** 94 Kingsford Drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** All previous objections in my last submission still stand including volume of traffic, community / commercial space being used for residential, limited parking provided.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

2

Scott, Noreen

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**From:** byroneforms  
**Sent:** Sunday, 11 April 2021 1:22 PM  
**To:** council  
**Subject:** DA 010.2020.571.1. - Submission of Object - [REDACTED]  
**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-854

**DA number:** DA 010.2020.571.1.

**Subject address:** 94 Kingsford Drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** The proposal is in direct contrast to Byron Shire Council's own Character Narrative. The development will share a border with a pre-school and play park where traffic is already a safety issue. This is a high density proposal. The total development is 4300sqm. Approx 3000sqm will be used for proposed buildings. Under normal Bayside density this would be a maximum of 6 house blocks. Potentially 78 people in the boarding house alone plus 32 in top shop flats. Huge number of additional people impact on noise, environment, traffic. The block is zoned B1 - neighbourhood centre. According to Byron Shire guidelines this should involve a development that serves the neighbourhood. This does not meet the zone objective. The existing neighbourhood has not been consulted for what they would like from a neighbourhood centre. A neighbourhood centre of the type proposed by this development does not fit in with scale and type of buildings in the surroundings. A neighbourhood centre of the type proposed by this development does not fit in with existing neighbourhood centres within the Shire. Congestion at the intersection of Bayside Way and Old Pacific H-way is already considerable and would be greatly increased with so many additional residents. The developer is already known to mislead the public about the nature of their developments. Their claim to produce affordable housing is not true, even the weekly rates they mention on their website are outside the affordability range for key workers, who the developers claim to represent. The plans the developer submitted to the seller when they purchased the block showed a true commercial hub. This

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development bears no resemblance. The sellers, one could argue, were misled. The proposed boarding house will overlook an existing pre school. The developer has not provided for adequate parking spaces needed by the potential residents within their plans. Given how little employment there is in the town, most residents would need to drive to work and have a car. The overspill of cars is estimated to be over 100 parked on streets and verges posing serious safety concerns. The proposed development is adjacent to a nature reserve that will experience significant degradation and erosion of Simpson creek with such an increase in population and use. The development is not consistent with existing dwellings in Bayside. Bayside is not convenient to hospitals, doctors, dentists or chemists. Local GP does not bulk bill. Bayside does not have any public transport except school buses. Boarding houses should be, according to regulation, should fit in with surrounding infrastructure and be close to all amenities and facilities. Insufficient parking or reasonable alternatives have been allocated for residents of the boarding house, let alone for staff, suppliers and couriers, residents' guests and visitors of shops, cafe and grocer. With Bayside having a single entry and exit, the steep increase in traffic will add an unreasonable amount of noise, pollution and disruption. This will devalue surrounding homes and the lifestyle values associated with Bayside. Also, the proposed exit to the compound is dangerously close to the preschool. The alleged "long term" (minimum 6 month) leases do not resolve the issue they are intended for. This will still allow e.g. transient Working Holiday Visa and overseas Student Visa holders to reside. In terms of their typical age group and associated lifestyle, we can't see how that is any different to a

backpackers. With proposed unit sizes as low as 20 sqm (renting at over \$285 pw - they in fact charge over \$400 a week in Sunrise) and smoking/alcohol prohibitions, the lack of personal space will drive residents to seek alternative locations for this type of activities such as the adjacent park, children's playground and nature reserve. The existing pre school does not have sufficient parking for parents at the moment. This situation will be exacerbated with the proposed development. The site is close to environmentally sensitive areas which will be degraded. Bayside has one sole road for access in event of bushfire. The current fire strategy has not been adapted for the proposed density. Byron Shire is home to 28 species of native frogs including four listed as threatened in NSW: Pouched Frog, Wallum Froglet, Loveridge's Frog, Wallum Sedge Frog. The endangered Wallum Froglet has been seen on the site and inhabits adjacent wetlands. Brunswick Heads Nature Reserve is also home to threatened pied oystercatchers, sooty oystercatchers and beach stone-curlews. The identification of High Conservation Value vegetation and habitats was primarily based on the Byron Flora and Fauna Study vegetation mapping, which was largely based on 1991 aerial photographs mapped at 1:25,000 at a Shire-wide scale. This mapping has limitations, which are described in the Byron Flora and Fauna Study (1999). In some areas of the Shire there has been changes to vegetation cover (gains & losses) since the mapping was undertaken. This has resulted in some inaccuracies in the identification of HCV vegetation and habitats. Updating of the mapping is urgently required to improve the identification of High Conservation Value vegetation and habitats. Due to the inaccuracies the mapping is considered indicative. There are

areas of land that have not been identified as HCV due to inaccuracies in the mapping. Areas that are known to support native vegetation but were not mapped in the Byron Flora and Fauna Study (1999) (and subsequently not considered for mapping as HCV) include but are not limited to: lands directly abutting southern extent of Bayside Brunswick; littoral rainforest community at Cavvanbah St, Byron Bay; wetland communities in the Belongil catchment; sedgeland in the Ewingsdale to West Byron area eg adjacent to Belongil Fields; and small patches of regrowth rainforest." TAKEN FROM BYRON BIODIVERSITY CONSERVATION STRATEGY

Residents of Sunrise in Byron have provided plenty of feedback about the way the Kollektive development there has displaced existing community members due to the increased number of cars parked in the area, noise and other anti social aspects of overcrowding The units in the Kollektive development in Mullum have been sold off - there is no assurance or insurance against the same thing happening in Bayside - selling off of individual rooms. A clause be added for no strata titles within the boarding house buildings and the multi units. The Kollektive's Plan of Management for the boarding house states "No Parties are any other noise generating activity is to occur after 9:30pm Sunday to Thursday and after 12pm Friday and Saturday " this is not in keeping with the current neighbourhood which is quiet by 7pm. The Kollektive's Traffic and Parking Impact Assessment states "the subject site does not have accessible public transport options" All parking for residents, visitors and employees must be provided for within the site. There is no realistic public transport and cars will

be the main source of transport. There needs to be adequate storm water retention, to address the poor storm water flow which floods the existing surrounding roads

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

[REDACTED]

Scott, Noreen

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**From:** byroneforms  
**Sent:** Saturday, 10 April 2021 7:52 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-853

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingswood Drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** High density living in an area that is otherwise low density. For all intensive purposes this style of accommodation suits a city not a county town. There is not enough parking for the proposed occupants and not sufficient public transport to accommodate the overflow. This is not affordable housing to a fair portion of the Byron shire demographic I'm told there are new guidelines/regulations coming out June 2021 to avoid such developments, the current proposal would not pass these new guidelines/regulations and I would request council consider this in their decision.

**Applicant name:** [REDACTED]

**Contact phone:**

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

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**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Monday, 12 April 2021 12:23 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-861

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** Further to my original submission I am writing to express my disappointment at the amendments to this DA, which are at best tokenistic. The increase to the retail component is miniscule and the LEP zone objective to 'provide retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood' is not being met. The development is still out of character and fails to integrate into the Bayside community. In fact 88.5% of the residential development is fenced, turning its back on the rest of the neighbourhood. Public transport and pedestrian amenity have not been addressed. This is vital given the boarding house is in an isolated housing estate with no amenities. Two car parks have in fact been removed adding to the problems of 100 plus cars parked on the streets. I believe the outdoor seating for the café is calculated towards the boarding house's outdoor space. This is not acceptable as this is for public use and boarding house residents need their own space. My original points in my previous submission still stand.

**Applicant name:** [REDACTED]

2

Contact phone: [REDACTED]

Contact email address: [REDACTED]

Contact address: [REDACTED]



**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Monday, 12 April 2021 7:23 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]  
**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-863

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drive, Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** This development fails to integrate into the neighbourhood, required under its zoning. In fact the Council's own character narrative for Bayside, reviewed just 6 months ago, has not been addressed. A preschool adjoins the development and this amended DA still fails to address the pedestrian amenity. Even though an electric car space has been added it removes 2 car spaces. The land was earmarked for a much anticipated neighbourhood retail centre not this totally inappropriate commercial residential buildings with inadequate parking.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

[REDACTED]

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**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Monday, 12 April 2021 7:53 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-865

**DA number:** 10.2020.571.1

**Subject address:** 54 kingsford drive brunswick heads Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** plans still fail to meet LEP objective of a B1 neighbourhood centre

**Applicant name:** [REDACTED]

**Contact phone:**

**Contact email address:** [REDACTED]

**Contact address:**

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Monday, 12 April 2021 8:53 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]  
**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-867

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drv (LOT: 71 DP: 851902) Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** I object to this development and find it very concerning for the local bayside community of Brunswick heads. I currently live in Omega circuit having just built a new home and I'm really amazed that something like this could possibly get through council. I find it hard to believe this building could be passed given The strict rules and guidelines we had to abide by during our build. The limited parking provided to permanent residents, visitors, shop owners and customers is ridiculous and is a major safety issue. The development still fails to meet the LEP Zone Objective – B1 Neighbourhood Centre. There will be serious congestion on the narrow streets of bayside and safety issues for the kids and parents at lilli pilli pre school. The amended DA fails to address pedestrian amenity and active transport links for the community. The proposed development adjoins a nature reserve area providing precious habitats for our wildlife which will be damaged by such a high density development. I hope you can see through this development being disguised as affordable housing. The tiny rooms will be expensive and not help the current housing issue. This style development belongs in a large developing town or city. Brunz is a small coastal village with limited employment and amenities. The development still fails to integrate into the neighbourhood, required under its zoning. This vacant land was a perfect place for a community centre with a grocer, café, medical centre etc to service Brunswick heads and surrounds. To instead build a boarding house is complete insanity and unbelievably poor town planning. Bayside has considerable

2

growth ahead with more housing subdivisions proposed and could really benefit from proper use of the commercially zoned land. The land was sold to the kollektive to develop a community centre which they have backflipped on and are now building a boarding house with a few token tiny shops to rent. Please don't waste the only commercial zoned land on this destructive development proposal by the Kollektive. I believe it will have serious negative impacts on Brunswick Heads and the community. Thank you for your time Yours sincerely [REDACTED]

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

**Scott, Noreen**

---

**From:** byroneforms  
**Sent:** Monday, 12 April 2021 8:53 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]  
**Attachments:** BSC-005-868-council-letter of objection.docx

**Importance:** Low

### **Development Application - Submission notification**

**Submission ID:** BSC-005-868

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drv, (LOT: 71 DP: 851902) Brunswick Heads

1

**Application type:** Object

#### **Other details:**

**Grounds:** Dear Council, I was really upset to see that little change has occurred over this period of time. The token amendments to this DA are unacceptable and all the objections I have stated in my last submission STILL stand. I have recently just built a house for my family in Bayside and love the feel of the area being a quiet, family community to live in. We are not opposed to more people living in Bayside, we are opposed to the fact that this was supposed to be a commercially zoned development where there could be beneficial amenities and services such as a medical centre, grocer, cafe, town hall, shops etc for the local community. In this new proposal an increase of 29m<sup>2</sup> was increased for retail space, this is extremely a small amount of space only being 11% of the entire development. In the grand plan there are still another 120 + houses to be built in Bayside. Having a decent community centre would benefit the whole area in future years. The idea of a boarding house plus a few token stores does not sound appealing nor does make it sense in a small coastal village with limited transport, jobs and services. The DA also fails to address pedestrian amenities and active transport links. Why is this? These boarding houses are situated right next to a preschool...this alone does not sound comforting. I wish to have my kids attend there and all I can think of is limited parking, congested traffic of a morning and evening, narrow packed streets of cars (including mine) noise

2

complaints etc etc not ideal for a quiet, family orientated place. They are promoting that most people will ride bikes who live in these boarding houses, so the question is who are these people going to be living in these boarding houses? as I don't see too many job opportunities in this town therefore they will need a car. So my next question is, why isn't there still enough car spaces for each tenant that lives there? this will surely block our streets and I for one don't want random people parking near my house. When I built my house here in Bayside last year, we had to abide by strict rules and regulations. The development still fails to integrate into the neighbourhood, required under its zoning. I really don't understand how this can pass through you the (council). I am opposed to this type of development because it needs to be used for what all Baysider's were told. When the land was bought, real estate sold the land to these developers as they said they were buying it to provide services to the community, they forgot to mention the boarding houses that are to be built on top. This to me is a lying, money hungry developer. This is a commercially zoned development which is a great opportunity to provide for the community, create new jobs in the area and service the local people. This last proposal has not addressed site suitability and character SEPP legislation by Council planners. The Council's own character narrative for Bayside reviewed just six months ago has not even been addressed. I don't believe enough effort and time has been put into this new proposal. There needs to be some significant changes and answers as I know that I am not the only one who is apposed to this development.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

[REDACTED]



Scott, Noreen

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**From:** byroneforms  
**Sent:** Monday, 12 April 2021 5:23 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]  
**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-862

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** Despite some token changes made by the developer as a result of objections my original points for opposing this development still stand. I would like to add that the very concept of a boarding house anywhere outside a major town is totally out of place, let alone in a small village the size of Brunswick heads which has a population of 1600. Also to promote said boarding house as affordable is an insult to those local people who would have no chance of affording a room in this place.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

Scott, Noreen

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From: byroneforms  
Sent: Monday, 12 April 2021 7:23 PM  
To: council  
Subject: 10.2020.306.1 - Submission of Object - [REDACTED]

Importance: Low

Follow Up Flag: Follow up  
Flag Status: Flagged

### Development Application - Submission notification

**Submission ID:** BSC-005-864

**DA number:** 10.2020.306.1

**Subject address:** Kingsford drive brunswick heads Brunswick Heads

1

**Application type:** Object

**Other details:**

**Grounds:** amended plans still failing to meet LEP objective of a B1 neighbourhood centre.

**Applicant name:** [REDACTED]

**Contact phone:**

**Contact email address:** [REDACTED]

**Contact address:**

2

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Tuesday, 13 April 2021 9:24 AM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-870

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** This amendment has not addressed the concerns raised in my previous submission and I would like to addition to my first submission. 1. the DA is insufficient, The traffic report needs to be updated to reflect current traffic flows. The amendment stating the year 2029. reflects the careless application of the DA in total. The lack of indication of work to support the storm water and the sewage for this high density development is another flaw. This is especially of concern given that Codlea Pty Ltd were capped at opening up just 12 lots in Bayside given the fact of both the Storm water and sewage lack of capacity to cope with more development. The storm water on Bayside way has been affected by the appearance of sink holes and flooding in most recent times of this road. The lack of a RFS report for our R2 fire zone, I am awaiting my own report. a safety concern raised for all who live here with only one road in. The waste issue for such a high number of proposed residents and the lack of garbage bins, with just fortnightly emptying of the red bins which are placed in the supposed outdoor communal areas. The surrounding land of this development to the east and the south is a flood plan with residue water laying for weeks after heavy rain periods and is a mosquito breeding ground. The development of such high density is not acceptable within the guide of the SEPP affordable housing plan because it does not fit in with the existing character. The one and only very small communal space is below any reasonable standard for so many proposed residents. The aspect of this room does not meet the solar access standard of the SEPP. This boarding house of

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proposed professional couples is part of a new concept for the SEPP boarding houses which were in need of revision to make this type of boarding house rooms at reasonable living standard. The standards of the revision found that the rooms for couples needs to be much larger. The reasonable standard for living conditions also includes larger outdoor spaces and larger communal areas which are very much lacking in this proposed development. This also reflects badly as the going rate for each single room was quoted by the Kollektives representatives at the community meeting as \$400 per week. The parking spaces for the disabled is lacking in size of width and length for a wheel chair to disembark and enter the vehicles. The standard of parking for just a small delivery truck for the commercial supermarket, tells us all that the micro supermarket will not supply the community of Bayside but is just a tokenistic effort to get this development passed. Again reflects the lack of existing amenities in Bayside. The laundry for so many residents is also lacking in suitability to cater for such a large number of residents and for any person with a disability, not to mention the rubbish bins placed next to it. The footpaths proposed for the development to enter and exit from the kids park area are another reflection of lack of outdoor space within this proposed DA as well as being of substandard for so many residents the proposed outdoor dining area is to take up more of this space. This too makes the business proposal for the DA tokenistic to cater for Bayside community as a whole now and the future. This brings us back to the need for our own shopping and commercial center such as has been placed within the Byron Shire and was planned for all along on this site. The Kollektive obviously had knowledge of this fact

as the first plan presented to Codlea and the real estate was that of a shopping center. Now I want to address the failure of the SEPP legislation as this attempt to replace social housing is far out of the affordable reach of so many that it was to provide for. The lack of facility and amenities in our isolated area and the lack of employment or further educational facilities, are not addressed within the legislation. The astronomical rental rates of our region do not reflect a 20% discount as an affordable rate for those in need. The discounted rate of just 5 out of these proposed boarding rooms is also a failure of the legislation to provide. The legislation has been questioned not just here but all over NSW. This proposal is such a social disgrace it is as far as I and many others are concerned nothing short of a failure to provide as an affordable long term solution. The lack of safe bicycle paths but an amendment to add more bicycle storage is another lack of consideration for those proposed residents for this DA, The lack of public transport all over the shire as said by Simon Richardson is another proponent against boarding houses in our Shire let alone this isolated estate so far from amenity and facility with just a school bus service which caters for a vast number of local students.

**Applicant name:** [REDACTED]

Contact phone: [REDACTED]

Contact email address: [REDACTED]

Contact address: [REDACTED]



**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Tuesday, 13 April 2021 11:24 AM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]  
**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-873

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** Please add to my original objection and add this objection also. The amendment does not reflect any of the Bayside connected concerns. The Storm water open drains to the south and are proposed in this amendment have not been upgraded to prevent erosion, either at the entry point nor at the entry to Simpsons creek no works included in this DA. The sewage system for upgraded works to cope with the added influx of this proposed development have not been presented in this DA. The fact that as residents we had been informed by BSC that the last 12 lots of land released here in Bayside were to be 12 only because of the shortage of sewage capacity. The traffic report does not reflect accurate up to date information. The waste management report is not clear with the small number of wheel bins collection points for those bins as well as the skip bin collection area. The letter box area is not clearly indicated. The outdoor area is further compromised in its small size by the supposed community outdoor area seating for the proposed cafe. This will not cater for the future number of residents of Bayside let alone the number of existing residents along with the proposed boarding house residents. The supermarket proposed is too small also for the purpose of serving the community of Bayside now and into our future with proposed housing by John Mills as well as the extensive lots proposed by Codlea Pty Ltd, now owned by another Gold Coast developer. This brings us back to the very real need for a shopping/professional center to cater for the extended residents of Bayside such as has been built in Suffolk Park and Sunrise beach. This is what the

2

promise of the commercial land was set aside for and denied to change to residential by BSC. The over priced rental rates of the shire do not reflect a reasonable rental rate for this proposed complex even at 80 percent of reflective rental rates. A failing of SEPP affordable boarding house legislation. The legislation is not met in this proposed DA as it does not fit in with our existing character it is of high density and does not meet many other SEPP standards and is being looked at in its progress very closely, by many.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

[REDACTED]

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Tuesday, 13 April 2021 4:54 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]  
**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-878

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** Dear General Manager The concerns listed in my original submission still stand (summary of some of the points below). The DA response to Council's request to improve the design integration, increase the proportion of business/commercial and retail uses and further supplement transport options to the site is unacceptable. The retail space has been increased by just 29m2, now totalling just over 11% of the entire development. The land has been earmarked for a much-anticipated neighbourhood centre with retail (and employment) for well over 20 years to support this growing estate, set to double in size. Council in fact rejected Codlea's attempts to rezone to residential. The development is over 88.5% residential and fails to facilitate easy pedestrian movement and a positive, synergistic relationship with other key adjoining land uses. The development therefore still fails to integrate and meet the LEP B1 zone objective. Given the lack of parking on offer and fact there is no public transport or amenities the developer was asked to address pedestrian amenity and active transport links. This hasn't happened. However two car parks have been removed compounding parking and safety concerns. The retail outdoor space I believe is counted towards the boarding house residents outdoor space – not sure if that is allowed? There are still only two washing machines for approximately 108 residents and the laundry isn't suitable for people with disabilities. There are many other points - see below - and we have had very limited time to review particularly with Council's tracker down on Sunday. As per our discussions, residents would like

2



to see 80% retail on the ground floor. Summary of some key objections

1. Density and Scale The density and scale of this boarding house in an isolated housing estate is unprecedented. Boarding houses were intended to be in accessible areas supported by infrastructure, amenities, jobs and public transport. B1 zoning assumes these factors are in place. Comparable boarding houses in other parts of NSW are in CBDs, adjacent to public transport and major services like hospitals.
2. Character Legislation dictates '...a consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area...' This development is not integrated into the community or compatible with the Council's own character narrative for Bayside.
3. Parking The lack of adequate onsite parking provided could result in 100 or more cars parked on the verges. Bayside residents need a car. There's likely to be two residents in every micro-apartment, each with their own car, and more in the shop top flats. A breakdown:
  - 38-rooms in the boarding house means possibly 76 cars; only 23 spaces are provided. If there is an extra charge for resident parking, there may be an even greater overspill.
  - Additional overspill from the top shop flats (8 spaces provided for 8 flats), visitors and café customers.
  - Additional overspill from drop-off and pick-up at the next-door pre-school, and from the proposed dense villa development adjacent to the DA site, and general visitors to homes.
  - The ARH SEPP legislates for half a car park per apartment. It assumes that housing co-located with public transport will result in reduced private car usage.
4. Safety concerns The volume of parked cars on our narrow streets that have few

footpaths poses serious safety concerns for our disabled, our seniors and children riding their bikes around this family focussed and ageing community. Concern around this is heightened by the fact the development borders a pre-school and play park. The lack of onsite parking is also problematic for the older single women proposed to be living in the boarding house, who want to park safely and close to their accommodation.

5. Failure to provide affordable housing The aim of the ARH SEPP legislation is not being met because it lacks a regulating mechanism to moderate and control rent affordability, unlike social housing. The five rooms being provided 80% under market value is tokenistic.
6. Failure to meet LEP Zone Objective – B1 Neighbourhood Centre The proposed site has been zoned commercial for over 20 years. The just over 11% commercial component of this DA does not meet the LEP Zone objective to provide retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood. It compromises the planning of the entire Bayside precinct which is set to double in size. Local shops are so important. As well as providing much needed amenities, they're a place for community to meet.
7. Noise and light pollution These issues have not been addressed and are of particular concern to residents adjacent to the DA.
8. Accessibility Since its inception, Bayside has had no safe footpath or cycle track connection to the Village of Brunswick Heads for pedestrians, cyclists, wheelchair owners or parents with prams. Minimal paved pedestrian access throughout the suburb means residents have to walk on the roads. The single road access to the estate could potentially hamper emergency services access and response (in the

case of bushfire or flooding e.g.) 9. Dangerous intersection At the junction of Bayside Way and Tweed Street there is already traffic build-up at peak times. Without the implementation of a current and progressive traffic management plan the poor visibility and congestion at this intersection will be exacerbated for vehicles, pedestrians and cyclists alike. 10. Waste The existing gravity fed sewer system is over 30 years old. The proposed development is to be built on the down side of our sewer line and will add more pressure to the already overburdened sewage system. We understand that the existing system has reached capacity with the recent release of 12 lots on Omega Circuit and Torakina Road.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Tuesday, 13 April 2021 5:24 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-879

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** My original concerns in my earlier submission still stand. The new DA still fails to meet the LEP zone objective of a B1 Neighbourhood Centre. Only 29m2 retail has been added – that's disappointing. The Shire needs more amenities as well as housing as we get busier and busier. Whilst there is one less boarding house room, two car parks have been removed– this is terrible. Children ride their bikes around the neighbourhood and there are a lot of older residents. The 100 plus cars parked on Bayside's streets and verges will be very dangerous. Nothing has been done to address public transport - badly needed if we are putting in this type of development. The development is out of scale and character with Bayside. There isn't the infrastructure, amenities, public transport to support it.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

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Scott, Noreen

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From: byroneforms  
Sent: Tuesday, 13 April 2021 5:24 PM  
To: council  
Subject: 10.2020.571.1 - Submission of Object [REDACTED]

Importance: Low

### Development Application - Submission notification

**Submission ID:** BSC-005-880

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drive Brunswick Heads

**Application type:** Object

1

#### Other details:

**Grounds:** The token amendments to this DA are unacceptable. The retail space has increased by 29m<sup>2</sup>, to just over 11% of the entire development which is not a sufficient retail ratio. The development still fails to meet the LEP Zone Objective – B1 Neighbourhood Centre. This land has been earmarked for a much-anticipated neighbourhood centre with retail for well over 20 years to service this growing suburb, set to double in size. The development still fails to integrate into the neighbourhood, required under its zoning. Whilst adding an electric share car space, the amended DA removes two parking spots compounding our parking and safety issues. The amended DA fails to address pedestrian amenity and active transport links. Character SEPP legislation has not been addressed by Council planners. The Council's own character narrative for Bayside reviewed just six months ago has not been addressed.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

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Contact email address:

[REDACTED]

Contact address:

[REDACTED]

[REDACTED]

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Friday, 16 April 2021 1:26 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-927

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drv, Brunswick Heads 2483 NSW (LOT: 71 DP: 851902) Brunswick Heads

1

**Application type:** Object

**Other details:**

**Grounds:** The type of accommodation proposed in the application is inappropriate for the location and community. The lack of parking proposed in the application is inappropriate for the location and community. The lack of contribution to the road and transport infrastructure shows little understanding of the community. The proposal of a Co - Working Space shows a lack of understanding of the current community. The Community Consultation process was insufficient and token. Any proposal of this significance for the Bayside area needs to better explain the benefits to the existing community and future community. How can people cycle, walk, push their pram or wheelchair safely around Bayside and into the town/post office Brunswick Heads? The track record of the developers is very concerning showing no regard or care for nature or COMMUNITY.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

2

Contact email address:



Contact address:



**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Wednesday, 14 April 2021 4:24 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]  
**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-908

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** The token amendments to this DA are unacceptable to the community. The retail space has increased by 29m2, to just over 11% of the entire development. The development still fails to meet the LEP Zone Objective – B1 Neighbourhood Centre. This land has been earmarked for a much-anticipated neighbourhood centre with retail for well over 20 years to service this growing suburb, set to double in size. The development still fails to integrate into the neighbourhood, required under its zoning. Whilst adding an electric share car space, the amended DA removes two parking spots compounding our parking and safety issues. The amended DA fails to address pedestrian amenity and active transport links. Site suitability legislation has not been addressed by Council planners Character SEPP legislation has not been addressed by Council planners. The Council's own character narrative for Bayside reviewed just six months ago has not been addressed.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]



Contact email address: [REDACTED]

Contact address: [REDACTED]



Scott, Noreen

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From: byroneforms  
Sent: Wednesday, 14 April 2021 4:24 PM  
To: council  
Subject: 10.2020.571.1 - Submission of Object [REDACTED]

Importance: Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-907

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** The token amendments to this DA are unacceptable to the community. The retail space has increased by 29m<sup>2</sup>, to just over 11% of the entire development. The development still fails to meet the LEP Zone Objective – B1 Neighbourhood Centre. This land has been earmarked for a much-anticipated neighbourhood centre with retail for well over 20 years to service this growing suburb, set to double in size. The development still fails to integrate into the neighbourhood, required under its zoning. Whilst adding an electric share car space, the amended DA removes two parking spots compounding our parking and safety issues. The amended DA fails to address pedestrian amenity and active transport links. Site suitability legislation has not been addressed by Council planners Character SEPP legislation has not been addressed by Council planners. The Council's own character narrative for Bayside reviewed just six months ago has not been addressed.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

2

Contact email address:

[REDACTED]

Contact address

[REDACTED]

[REDACTED]

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Wednesday, 14 April 2021 4:54 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object [REDACTED]

**Importance:** Low

### **Development Application - Submission notification**

**Submission ID:** BSC-005-909

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drive Brunswick Heads

**Application type:** Object

1

#### **Other details:**

**Grounds:** Please refer to my previous submission as very little has changed. Council acknowledged the anomaly of a boarding house being situated in an isolated housing estate by requesting that the developer address public transport links and pedestrian amenity. They have failed to do so and in fact have taken off two parking spots. The reason boarding houses do not require many parking spots under the Affordable Housing SEPP is because they are supposed to be co-located with public transport. The other boarding houses I've identified in NSW are all positioned close to jobs and transport links. Our accessibility to Brunswick Heads is unacceptable - we need a decent foot/bike path across the Estate and into town. Council acknowledged the failure of this development to address the LEP Zone objective by asking the developer to add more retail. They responded by adding one per cent to the entire development. This is unacceptable as the promise of a retail hub has been in place for over 20 years. Whilst Council might have concerns about the immediate viability of this site as a retail hub I believe with the population growth in this Shire and Bayside (population set to at least double) the need is imminent. Council has a responsibility to approve infrastructure to support residential growth. Council had the foresight to preserve this land's zoning when Codlea sought to rezone. If the development is approved as is this careful planning will be undone. The boarding house is a band aid solution to the fundamental failure to address housing supply over the past three decades. The LEP zone objective requires integration of the development with

2

neighbouring land. The development shares boundaries with a pre-school, a play park and a medium density villa development rendering this site unsuitable for a boarding house. It is not acceptable to ignore LEP Zone objectives and the needs of the neighbourhood. As per our discussions, residents would like to see 80% retail on the ground floor.

**Applicant name:**

**Contact phone:**

**Contact email address:**

**Contact address:**

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Wednesday, 14 April 2021 5:55 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]  
**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-910

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drv, Brunswick Heads 2483 NSW (LOT: 71 DP: 851902) Brunswick Heads

1

**Application type:** Object

**Other details:**

**Grounds:** The amended DA fails to address pedestrian amenity and active transport links. Site suitability legislation has not been addressed by Council planners. Character SEPP legislation has not been addressed by Council planners. The Council's own character narrative for Bayside reviewed just six months ago has not been addressed. The token amendments to this DA are unacceptable. The retail space has increased by 29m<sup>2</sup>, to just over 11% of the entire development. The development still fails to meet the LEP Zone Objective – B1 Neighbourhood Centre. This land has been earmarked for a much-anticipated neighbourhood centre with retail for well over 20 years to service this growing suburb, set to double in size. The development still fails to integrate into the neighbourhood, required under its zoning. Whilst adding an electric share car space, the amended DA removes two parking spots compounding our parking and safety issues.

**Applicant name:** [REDACTED]

Contact phone: [REDACTED]

Contact email address: [REDACTED]

Contact address: [REDACTED]



Scott, Noreen

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**From:** byroneforms  
**Sent:** Wednesday, 14 April 2021 7:55 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object  
**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-912

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** Amendments to this DA are unacceptable, the retail space is totally inadequate for an expanding community nor does it meet the LEP Zone objective. This land was earmarked for a neighbourhood centre 20yrs ago. Parking provisions are inadequate. Fails to address pedestrian amenity & transport links, site suitability has not been addressed and character SEPP legislation has not been addressed by council

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

2



**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Thursday, 15 April 2021 7:55 AM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-914

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** The amended DA has hardly changed from the original. The DA does not meet the LEP Zone objective The development provides no amenities for the Bayside community or even people that would live in the development. The retail space is tokenistic and would barely service the Boarding house let alone Bayside community. This development goes against councils own masterplan for Bayside Lack of sewerage infrastruture in Bayside to support this development This development is not intergrated into the neighbourhood this is clearly using the SEPP legislation in a very shady manner

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

**From:** byroneforms  
**Sent:** Thursday, 15 April 2021 6:25 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-922

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drive Brunswick Heads

**Application type:** Object

1

**Other details:**

**Grounds:** In summary, we object on the grounds that Council had published very specific requirements for this parcel as a part of the it's DCPs; such requirements were used as a foundation to plan parking and community facilities for the neighbourhood and have been respected by the other developers as a part of other current and ongoing development applications. As residents, we simply ask that Council follows its own DCP2010, DCP2014 and NSW recommendations and does not set a dangerous precedent that would redefine the local character of the area. 1) Objection on the grounds of Conflict between DA 10.2020.271.1 and DA 10.2020.571.1 The original plan of DCP2010 regarding the bayside area prescribed very specific elements for the Lot 71 DP851902 Parcel. These elements were used as a foundation for the planning and proposal of the adjacent medium density residential housing zoning zone as a part of DP1251383. Under such planning, 10% of the proposed greater subdivision was allowable as R3 zoning based on its adjacency to the B1/R3(a) zoning "neighborhood shops and integrated community". Under such instruments, the Zone No 3 (a) (Business Zone) objectives and local character are very precise and mandate for this parcel: Chapter 6 (Bayside Specific) Point 2.7 - 35% of the land-use as retail and related non-residential (1250 planned, 1470 effective m2) whereas the Corso proposal has 250m2 - 50 car parking spaces (Corso has 40 ) - 35% of the land-use as public, community usable space (the proposed "Corso development" is non-compliant to this statement) - 730 m2 public

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space with a minimum of 50% under cover (the proposed "Corso development" is non-compliant to this statement) DA#10.2020.571.1 does not comply to these requirements, but DA 10.2020.271.1 has not, to date, been adjusted. It is therefore arguable that if the land-use consent is provided for boarding house as a part of DA#10.2020.571.1 with reduced neighborhood shops and integrated community facilities (from 1470m<sup>2</sup> to 250m<sup>2</sup>), the R3 medium density residential zoning should be revisited and adjusted to the pro-rata of area allocated. 2) Objection on the grounds that council should present a coherent plan that include both DA 10.2020.271.1 (the proposed medium density rezoning) and DA 10.2020.571.1. Obviously the R3 re-zoning section of DP1251383 supports compliant development (to which council may not deny consent) manor-house under AHSEPP which includes a medium density of residential housing with limited parking facilities; and could include a potential additional boarding house with consent of up to 100 units based on DA 10.2020.271.1 becoming a precedent to define the local character. Such densities where the number of dwellings has the potential to triple from the original proposal have not been clearly represented to the community by council. Therefore, the fate of both DA 10.2020.271.1 and the adjacent 10.2020.571.1 are linked and inter-dependent. For council to approve 10.2020.571.1 that contradicts the original plan, and to in parallel approve 10.2020.271.1 which does respect all the original plans is a conflictual position that suggests preferential treatment to a specific developer. In addition, the prescribed plan under DCP2010 Chapter 6, section 2.6 and 2.7 prescribes that the land parcel affected by the DA 10.2020.571.1 is the exclusive

location for such commercial activities in the area (therefore no other will be allowed), reducing the viability of DA 10.2020.271.1. 3) Objection on the grounds that DA 10.2020.571.1 does not respect the applicable DCP2014 Section E4 (Brunswick) of the DCP2014 which has specific provisions for this parcel: Lot 71 DP851902 Parcel was rezoned under the DCP2014 argument that the "Local Character" would allow consent to the "Shop-Top-Housing" model. : E4.3.1 Character: New commercial and retail development is consistent with the requirements of Chapter D4 Commercial and Retail Development. Development is designed to enhance the low key, family-friendly, coastal village character, streetscape and scale of Brunswick Heads. Shop-top housing is encouraged. With the DCP2014, D4 section and the B4 Parking provisions, Council has described in great detail the provisions for such developments. For this specific property, the shop-top model would permit 10-12 family friendly units, a minimum of 25% retail environment (reduced, but still in line with the original 35% requirements of the DCP2010) and appropriate parking facilities: A proposal that would fit both the neighbours and Council's provisions for this site. Council's and the SEPP allowable land-use provisions for boarding houses explicitly requires the development to be compliant with the "local character" of the area which is in a clear conflict with section E4.3.1 of the DCP2014. The requirements to comply as a Boarding House also conflict with the Local Character because boarding houses have a maximum occupancy of two people within a single bedroom in a maximum are of 25 square meters. Such designs are not typically associated with family friendly accommodation as they do not offer the expectation of

the market to support a parent's and children's separate sleeping arrangements. 4) Objection on the grounds that DA 10.2020.571.1 does not comply with NSW's recommendations for boarding houses. NSW's recommendations for boarding houses prescribes certain elements, including: From the Factsheets on boarding houses from the ARHSEPP website published by NSW: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Factsheets-and-faqs/fact-sheet-sepp-affordable-rental-housing-boarding-houses-2019-02-28.pdf?la=en> "Commercial development: if the boarding house is in a commercial zone, the ground floor of the boarding house which fronts the street cannot be used for residential purposes unless this is permitted by another environmental planning instrument." The "West Portion" and "South Portion" of the proposed development are in conflict with this statement. The ground floor should be used as "neighborhood shops and integrated community facilities". The local environmental planning instrument demands a shop-top model. If council was to pursue a consent for such a boarding house development, minimally the amendment to comply with this statement would reach both objectives of protecting the original intent use and comply with state regulatory provisions and reducing the proposed development to a density that respects the original masterplan.

**Applicant name:**

**Contact phone:**

**Contact email address:**

**Contact address:**

**From:** byroneforms  
**Sent:** Wednesday, 14 April 2021 3:54 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object [REDACTED]  
**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-906

**DA number:** 10.2020.571.1

**Subject address:** 94 kingsford drive Brunswick Heads

**Application type:** Object

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**Other details:**

**Grounds:** Points for inclusion in submissions: -The token amendments to this DA are unacceptable to the community. -The retail space has increased by 29m2, to just over 11% of the entire development. -The development still fails to meet the LEP Zone Objective – B1 Neighbourhood Centre. -This land has been earmarked for a much-anticipated neighbourhood centre with retail for well over 20 years to service this growing suburb, set to double in size. -The development still fails to integrate into the neighbourhood, required under its zoning. Whilst adding an electric share car space, the amended DA removes two parking spots compounding our parking and safety issues. -The amended DA fails to address pedestrian amenity and active transport links. -Site suitability legislation has not been addressed by Council planners - Character SEPP legislation has not been addressed by Council planners. -The Council's own character narrative for Bayside reviewed just six months ago has not been addressed.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

Contact email address:

Contact address

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Wednesday, 14 April 2021 1:55 PM  
**To:** council  
**Subject:** 10.2020.571.1 - Submission of Object - [REDACTED]  
**Attachments:** BSC-005-904-100\_3856.JPG; BSC-005-904-100\_3893.JPG; BSC-005-904-100\_3900.JPG; BSC-005-904-100\_3901.JPG; BSC-005-904-100\_3905.JPG; BSC-005-904-100\_3906.JPG

**Importance:** Low

### **Development Application - Submission notification**

**Submission ID:** BSC-005-904

**DA number:** 10.2020.571.1

**Subject address:** 94 Kingsford Drive Brunswick Heads

1

**Application type:** Object

**Other details:**

**Grounds:** We have strongly opposed this development, with photos , submitted , to Byron Shire Council, when Corso first made application for their boarding house. We now submit our extra objections as follows: 1. The token amendments to this DA are unacceptable 2. Our concerns to our privacy, health, noise, vehicle fumes, vehicle lights at night, as the unacceptable exit is 7 metres from the front of our property, facing directly into our front door, 2 bedrooms and double garage which we always leave open for fresh air. 3. Their stormwater flows straight into the open drain, directly in front of our property, which cannot even handle the present downpours....have previously shown photos flooding in front of our driveway, resulting to be unable to leave home. 4. The retail space has increased by 29m2 to just over 11% of the entire development. 5. The development still fails to meet the LEP Zone Objective - B1 Neighbourhood Centre 6. This land has been earmarked for a much-anticipated neighbourhood centre with retail for well over 20yrs. to service this growing suburb, set to double in size. 7. The development still fails to intergrate into the neighbourhood, required under its zoning. 8. Whilst adding an electric share car space, the amended DA removes 2 parking spots compounding our parking and safety issues. 9. The amended DA fails to address pedestrian amenity and active transport links. 10. Site suitability legislation has not been addressed by Council

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planners. 11. Character SEPP legislation has not been addressed by Council planners. 12. The Councils own character narrative for Bayside review just 6 months ago has not been addressed.

**Applicant name:**

**Contact phone**

**Contact email address:**

**Contact address:**























