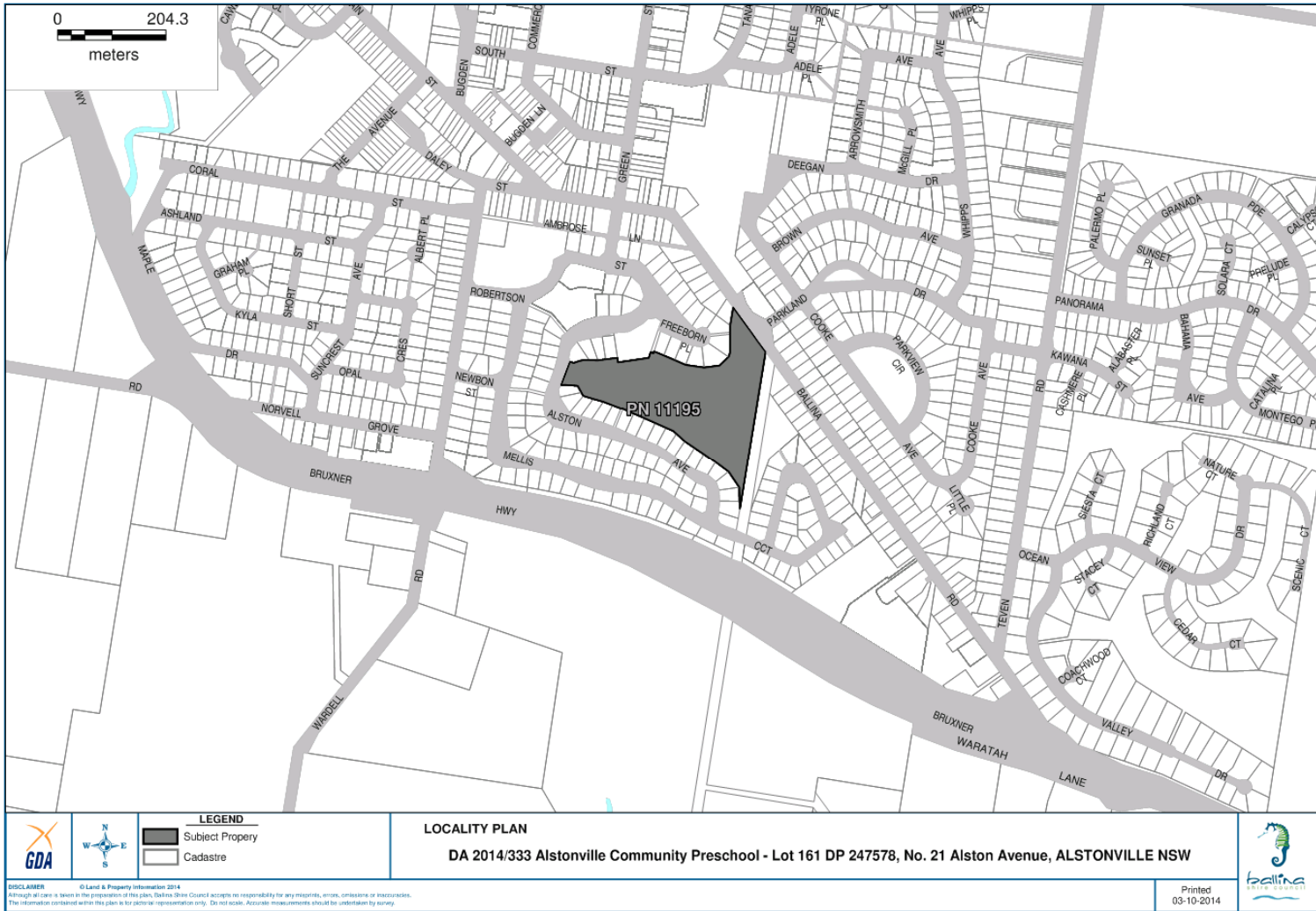
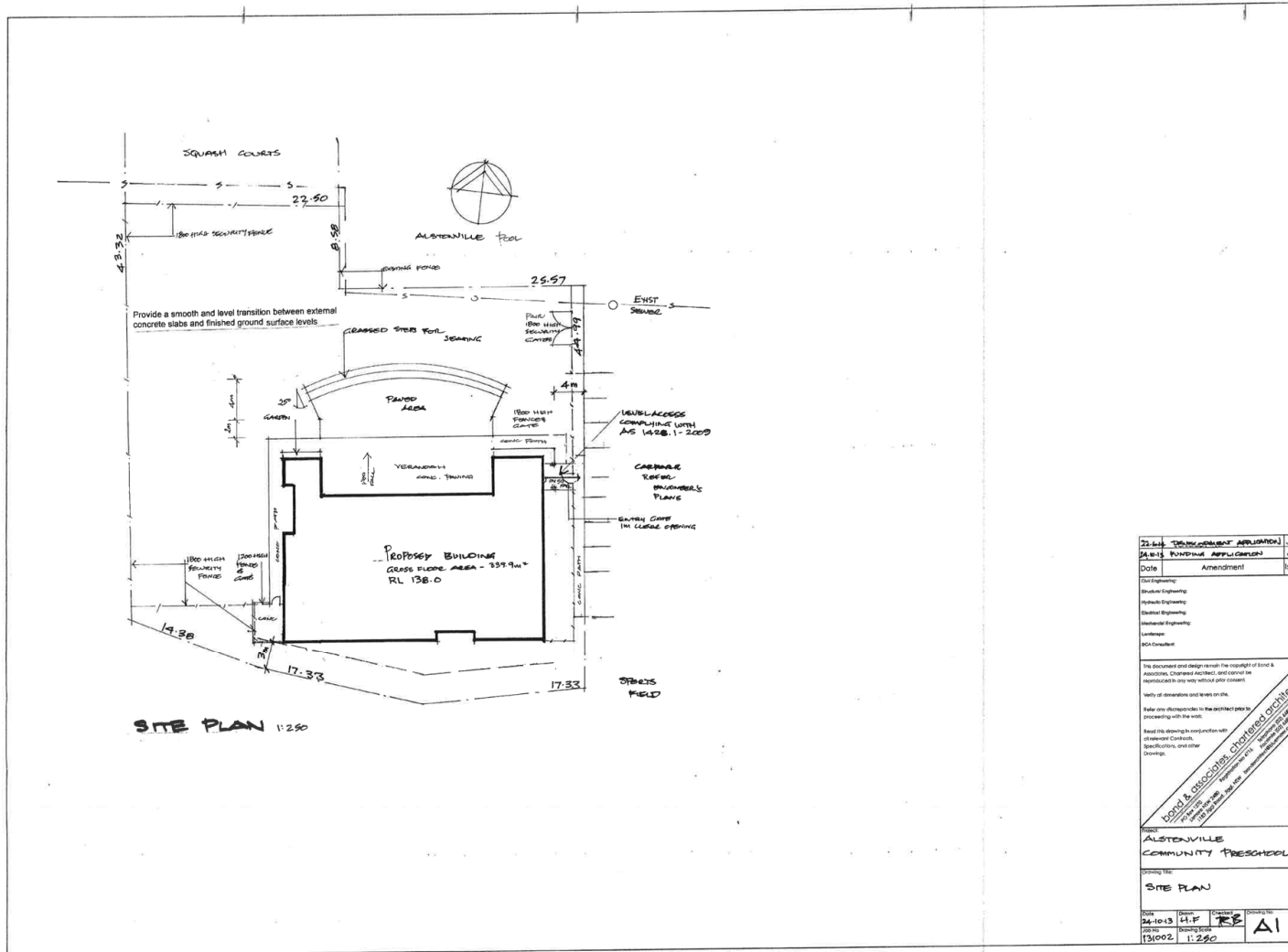


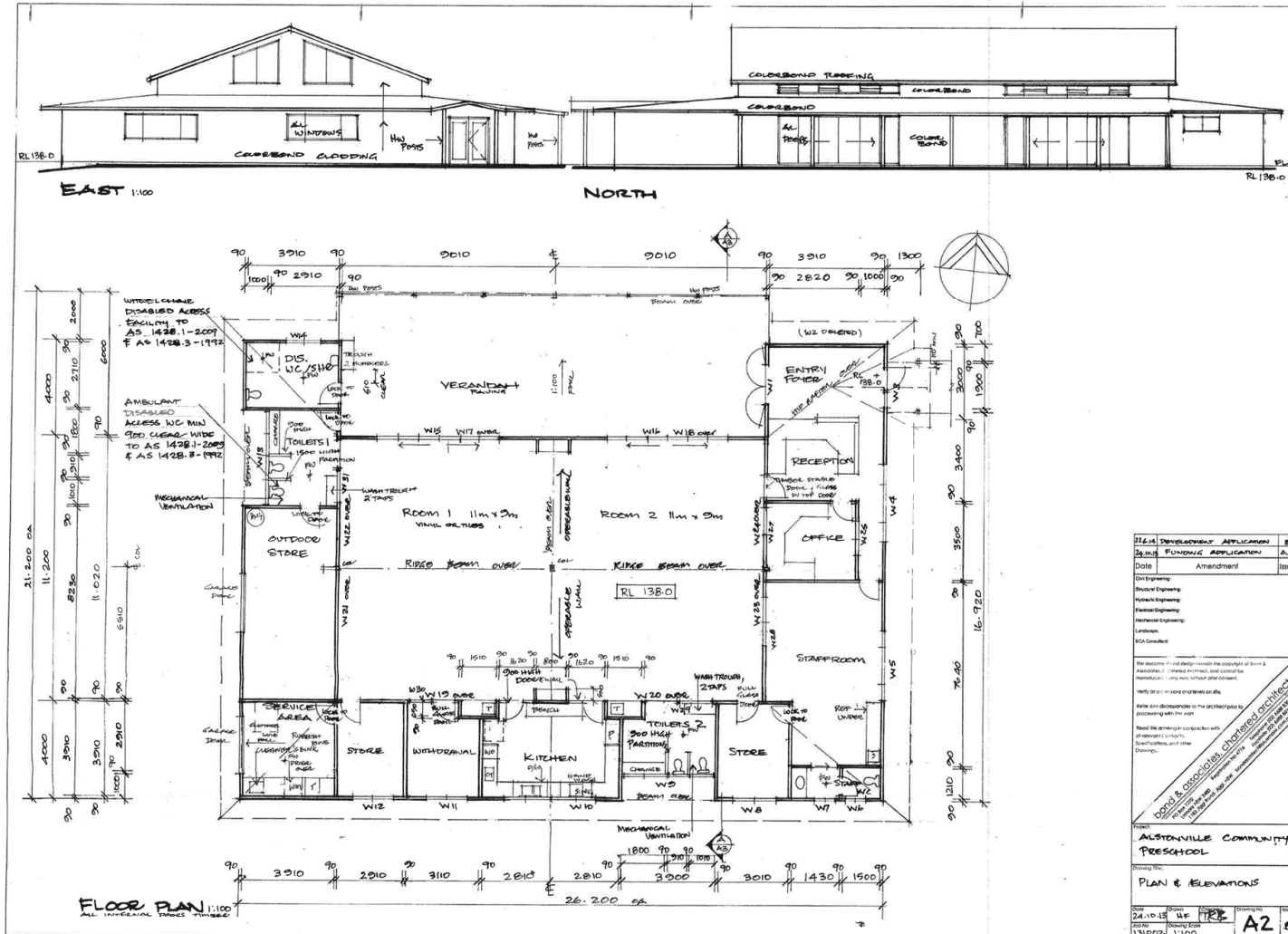
8.1 **DA 2014/333 - Crawford Park Pre-School.DOC**



8.1 DA 2014/333 - Crawford Park Pre-School.DOC



23-64	Development Application	D
DA 2014/333	Preliminary Application	A
Date	Amendment	Issue
Civil Engineering Structural Engineering Hydraulic Engineering Electrical Engineering Mechanical Engineering Landscape PCA Consultant		
This document and design detail the applicant's proposal for a Development Application, and is intended to be used as a guide only. It does not constitute a contract and is subject to change without notice.		
Read this document in conjunction with all relevant Councils, Specifications, and other drawings.		
This document and design detail the applicant's proposal for a Development Application, and is intended to be used as a guide only. It does not constitute a contract and is subject to change without notice.		
Read this document in conjunction with all relevant Councils, Specifications, and other drawings.		
DA 2014/333 - Crawford Park Pre-School		
Alsterville Community Preschool		
Drawing Title: SITE PLAN		
Date: 24-10-13	Drawn: L.F.	Checked: R.B.
Project: 131002	Sheet: 1:250	Scale: A1



DATE	DESCRIPTION	BY	ISSUE
	Development Application	A.L.	1
	Final Development Application	A.L.	2
	Amendment		3
	Issue		4

<ul style="list-style-type: none"> <li>City Engineering</li> <li>Structural Engineering</li> <li>Transport Engineering</li> <li>Electrical Engineering</li> <li>Mechanical Engineering</li> <li>Landscaping</li> <li>AS Consultant</li> </ul>	<p>The documents and design herein are the copyright of Ballina &amp; Associates. It is intended for the use of the client and is not to be reproduced or used in any way without prior consent.</p> <p>Verity of all drawings and details on this drawing is the responsibility of the client.</p> <p>Read the drawings in conjunction with all relevant conditions, specifications, and other drawings.</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p><b>Ballina &amp; Associates Chartered Architect</b></p> <p>100/102 Ballina Street Ballina NSW 2463</p> <p>Phone: (067) 423 1111 Fax: (067) 423 1112</p>	
<p><b>ALSTONVILLE COMMUNITY PRESCHOOL</b></p>	
<p>Drawing No: <b>PLAN &amp; ELEVATIONS</b></p>	
<p>24.10.13 WFE</p> <p>131002</p>	<p>Drawing Date: <b>AZ</b></p> <p>11.10.14</p>

**WEST 1:100**

**SOUTH**

**SECTION A**  
Scale 1:50

**Window Schedule (All Aluminium)**

Window No	Window Size (H x W) (mm)	Sill height (mm)	Window Type
W1	2100 x 1500	0	Fair doors, full glass
W2	Disabled	0	
W3	2100 x 1500	0	Single door and sidelight, min 850mm door clear opening, full glass
W4	1100 x 2000	1000	Sliding window
W5	1100 x 2000	1000	Sliding window
W6	600 x 600	1200	Sliding window
W7	600 x 600	1200	Sliding window
W8	600 x 1800	1200	Sliding window
W9	600 x 2000	1200	Sliding window
W10	600 x 1800	1200	Sliding window
W11	600 x 1800	1200	Sliding window
W12	600 x 1800	1200	Sliding window
W13	600 x 1800	1200	Sliding window
W14	600 x 1500	1500	Sliding window
W15	2100 x 5400	0	Sliding tracking doors
W16	2100 x 5400	0	Sliding tracking doors
W17	350 x 2100		Roller section Louvers, fixed glass (alternate panels) 0 total
W18	350 x 2100		Roller section Louvers, fixed glass (alternate panels) 0 total
W19	350 x 2100		Roller section Louvers, fixed glass (alternate panels) 0 total
W20	350 x 2100		Roller section Louvers, fixed glass (alternate panels) 0 total
W21	1400 max x 1600		Fixed glass
W22	1400 max x 1600		Fixed glass
W23	1400 max x 1600		Fixed glass
W24	1400 max x 1600		Fixed glass
W25	1200 x 2400		Internal sliding
W26	Disabled		
W27	1200 x 1800	600	Internal fixed, one way glass, Viewing from staffroom
W28	1200 x 2000	600	Internal fixed, one way glass, Viewing from staffroom
W29	1400 x 1400	0	Internal fixed
W30	2100 x 900	0	Internal fixed
W31	1400 x 1400	700	Internal fixed

**Notes**  
Provide stainless steel mesh security screens (orin safe or similar) to W6, W7, W8, W9, W10, W11, W12  
Provide locks to all external doors and windows

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
01	24.10.14	ISSUED FOR PERMIT	TRB
02	11.02.15	REVISIONS TO PERMIT	TRB

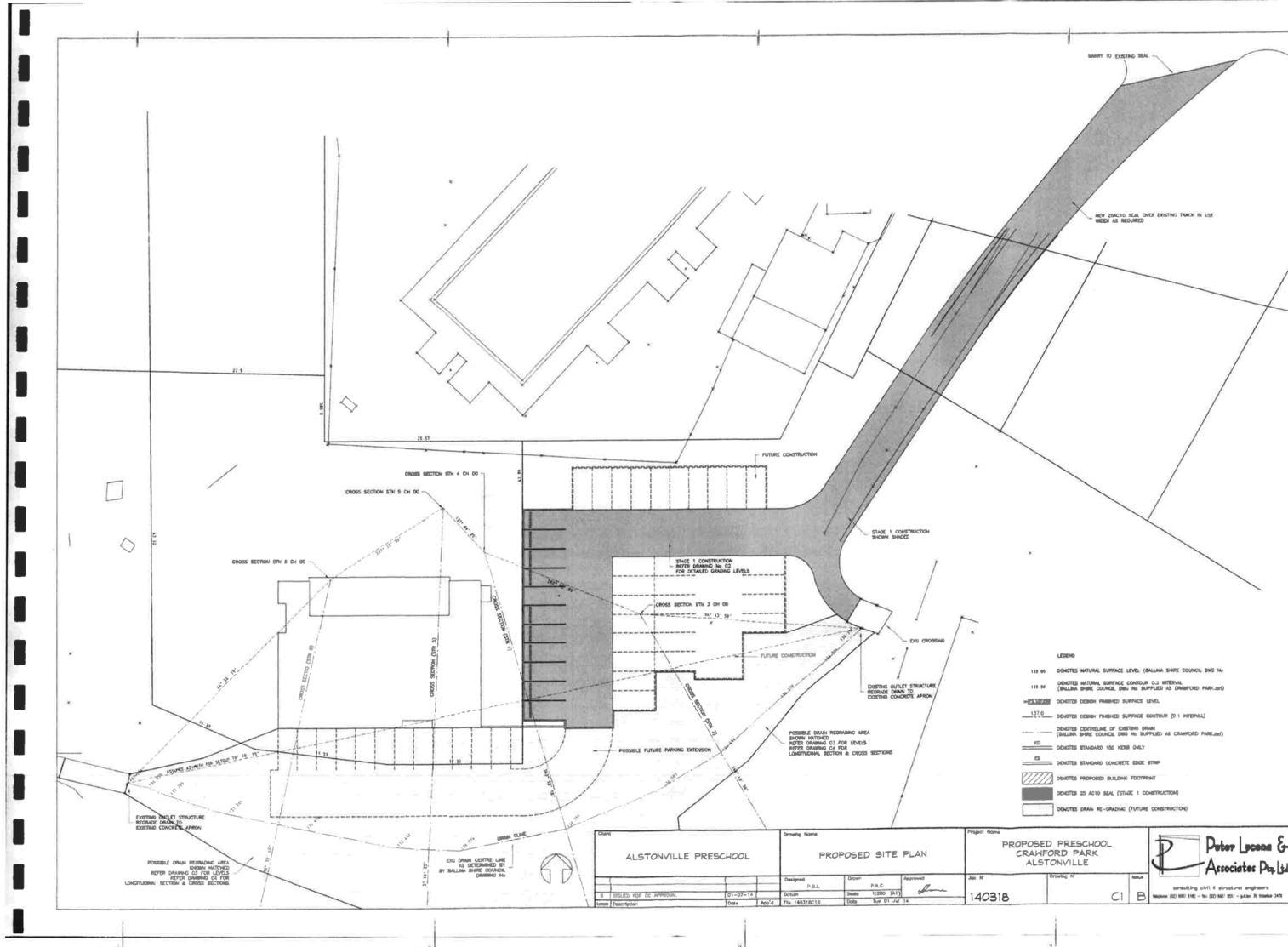
**DATE:** 24.10.14 **DRAWN BY:** TRB **CHECKED BY:** TRB **SCALE:** 1:50, 1:100

**PROJECT:** ALSTERVILLE COMMUNITY PRESCHOOL

**SECTION:** ELEVATIONS & SECTION, WINDOW SCHEDULE

**DATE:** 24.10.14 **DRAWN BY:** TRB **CHECKED BY:** TRB **SCALE:** 1:50, 1:100





# McCartney Young Lawyers

Directors: Michelle McCartney & Michael Young

Our Ref: MY:20140329  
Your Ref:

7 August 2014

Mr Paul Hickey  
General Manager  
Ballina Shire Council  
Cnr Cherry and Tamar Streets  
Ballina NSW 2478

(Attn: Mr Dwayne Roberts)

RECORDS  
SCANNED  
- 8 AUG 2014  
Doc No.....  
Batch No.....

Dear Mr Hickey

**DA 2014/333  
Erection of community facility for use as a child care centre & associated works  
Property: Lot 161 DP 247578 "Crawford Park" Alstonville**

I act for a number of residents of Freeborn Place Alstonville. Those residents include:

- David and Fiona Murray;
- John and Jan Denley; and
- Pryce and Jenny Edwards.

I have been instructed to write to Council and bring to its attention the concerns of those residents with respect to DA 2014/333.

The Development

As Council is aware DA 2014/333 seeks consent to use land legally described as Lot 161 DP 247578 for the purposes of a "child-care centre" together with associated infrastructure. The DA seeks consent to construct a building that will house the "community preschool" and, having regard to a number of documents prepared in association with the DA, it appears that a car park will be constructed to serve the preschool and an existing access road (part sealed, part gravel) will be upgraded and paved to serve the development.

I have considered the documents that are available through the "DAs Online" web page that is managed by Council. I have particularly considered those reports that are conveniently described as follows:




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Level 1 Suite 10/31 Cherry Street Ballina NSW | PO Box 183 Ballina NSW 2478  
 Phone: 02 6683 5566 | DX 27660 BALLINA | Fax: 02 6683 5544  
 Email: info@my-lawyers.com.au | Web: www.my-lawyers.com.au  
 McCartney Young Lawyers Pty Limited incorporated legal practice  
 ABN: 66 134 784 062




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BUSINESS LAW  
 PROPERTY LAW  
 LOCAL GOVERNMENT  
 & PLANNING LAW

- Town Planning Report
- Architectural drawings
- Traffic Report
- Stormwater report

General Concerns

My clients have already written to Council and identified a number of matters that are of concern to them as a result of the proposed development.

Those concerns include the following:

*A loss of "green space" (both passive and active recreation areas) as a result of the development.* The incorporation of the built elements necessary for the development include: (naturally) the building; private outdoor areas fenced from public access; the car park; and associated access road. It is proposed that all of these built elements will be located in Crawford Park. While it might be argued that the particular location within Crawford Park is not strictly "green space" these built elements will nevertheless be located within the Park and within areas where people walk, ride bicycles and enjoy passive and active recreation activities.

*A loss of area that services existing recreation activities.* Council will be aware that the particular location within Crawford Park on which the development is proposed is immediately adjacent to the fitness centre and the pool and in extremely close proximity to facilities used by Alstonville and District Football Club (Villa FC). The land on which the development is proposed is necessary for the ongoing operation of these existing sporting facilities. There will be a significant disruption to the existing sporting facilities if this land is lost because it is developed upon. The current use of this land includes, amongst other things, car parking. The demand for car parking will not be met by the introduction of this new use within Crawford Park. Indeed the development will remove existing facilities, not replace those facilities, and force the demand into the wider community.

*Safety.* My clients have identified their concerns associated with the increase in traffic movements and the potential for conflict with the existing use of Freeborn Place, Alston Avenue and Crawford Park by pedestrians (including children and the elderly). Indeed Council will be well aware that the Alstonville Swimming Pool is regularly used by community groups and school children. The low volume of traffic in and around Freeborn Place (noting that it is a "dead end" street) makes this area extremely safe for pedestrians. The safe movement of pedestrians will be compromised by the increased traffic associated with the preschool.

Specific Concerns

My clients have instructed me to write with respect to the following specific concerns that arise as a result of the proposed development.

*Parking in Freeborn Place*

My clients are strongly opposed to any alteration to the current parking arrangements in Freeborn Place, being arrangements that are necessary to accommodate additional car parking as a result of the development of the child care centre.

The "architectural plans" that have been lodged (prepared by "bond & associates, chartered architect") do not show the location or quantity of car parking spaces associated with the development.

A document prepared by Peter Lucena & Associates Pty Ltd and dated 26 June 2014 purports to be a "Traffic Report". That report attaches a "Proposed Site Plan" which appears to show 10 car parking spaces. It is not clear whether consent is sought for that plan.

The 10 spaces include a "disabled access space" that does not differ in dimensions and area from any of the other car parking spaces. This clearly does not meet the relevant standards with respect to such a car parking space (including without limitation the *Disability (Access to Premises - Buildings) Standards 2010 (Cth)*).

However, and quite independently of that, there is no assessment of the car parking needs generated by the development. Consequently Council can have no confidence that it can adequately assess whether car parking can be met "on-site" - or whether there will be a consequential demand created for car parking in Freeborn Place.

My clients concerns about the potential for car parking associated with the development to occur in the residential streets are genuine concerns. This is a new development and it has the potential to significantly impact upon the long-standing residential uses in the neighbourhood.

*Potential for increased flooding in the neighbourhood*

Council will be aware that there is a well-defined drainage channel that accommodates the overland flow of stormwater in a generally "south to north" direction across Crawford Park. That drainage channel continues across Geoff Watt Oval and eventually joins Maguires Creek.

Council has kept development out of this drainage corridor. Presumably Council has also assessed the potential for development to impact on his drainage corridor.

One of my clients has resided in Freeborn Place for 35 years. During that time in residence their property has remained "flood free" notwithstanding some extraordinary (indeed notorious) rainfall events. The attached photo demonstrates the volume of water that can be associated with this drainage channel.

The documents that accompany the DA include a "Stormwater Investigation" (again prepared by Peter Lucena & Associates Pty Ltd) (Stormwater Report). The "Introduction" to the Stormwater Report recognises and notes the location of this channel:

*"The southern boundary of the Lot is parallel and close to an overland flow path for stormwater from a catchment of about 25 hectares west and south of the site. The drainage path flows east from the site through Crawford Park, the north joining Branch Creek and eventually joining Maguires Creek."*

The Stormwater Report is an investigation of "stormwater behaviour in the main flow path and determines design flood levels for the site" under a variety of conditions.

The Stormwater Report makes extensive observations about the data that is relied on for the modelling that serves the purpose of the report (the investigation). The "Conclusions" and "Comments" in the Stormwater Report refer to the required "Minimum Floor Levels" for the building (expressed as AHD).

Then follow some surprising observations:

*While both the free board and the ARI for this usage of building could be debated, PLA recommends a MFL [minimum floor level] of 138.00m AHD for the following reasons:*

- *Calculated flood levels depend on there being no further changes to the shape of the floodway adjoining the building. While the current administration of the land may appreciate this, future ones may not be as careful*

...

*The third HECRAS model assumes a vertical wall on the southern side of the proposed building. The height of that wall would be from the lowest ground level along the walls length to the constructed floor level...*

*Such a wall is recommended to minimise intrusion of the building into the waterway. It has the added hydraulic advantage of allowing the building to act as 'boundary fencing'. This avoids placing an actual fence a further 3m southwards and thus deeper into the waterway. Such a fence would impede flooding, especially by snagging debris, and should not be allowed."*

(Stormwater Report, Section 7 "comments")

The Stormwater Report appears to accept that an assessment and understanding of the overland flow path of stormwater is critical to this development. Indeed the flow of stormwater and associated flooding is highly dependent on the preservation of existing conditions (see the dot point noted above).

The Stormwater Report then recommends that a wall associated with the development be located in the waterway: it will "minimise intrusion of the building into the waterway", it will avoid an actual fence "deeper into the waterway" and will act as "boundary fencing".

These observations are surprising because the Stormwater Report appears to conclude that it is acceptable to insert built elements into a floodway that operates at peak capacity in certain rainfall conditions. Placing built elements into a floodway that is operating at peak capacity will simply put more flood water into

areas that have not experienced flooding on prior occasions. That is, flooding into areas where development has taken place adjacent to that floodway.

What is more surprising is the failure of the Stormwater Report to look beyond the minimum floor level of the building and consider:

- the potential impact of the development having regard to its location and proximity to a critical overland stormwater flow path; and in particular
- the complete failure of the Stormwater Report to consider and assess the removal of the natural and permeable existing ground conditions and its replacement with a stormwater collecting roof and impermeable hardstand areas (such as the carpark).

It must be a consequence of the proposed development for more water to be discharged into the surrounding environment and, critically to my clients, its potential to be discharged into residential properties at the south eastern portion of Freeborn Place.

There has simply been no assessment of this potential environmental consequence of the development.

Conclusion

The DA is supported by a number of reports but none of those reports adequately considers the potential impacts of the development. In circumstances where those potential impacts are not adequately considered Council can have no confidence that in assessing the DA it has adequately considered the issues that arise and is in a position to grant consent.

This submission has identified a number of matters which, individually and together, lead to the conclusion that consent must be refused to this development.

One further matter requires comment. Council will be aware that it is exempt from liability in certain circumstances. That exemption from liability extends to "anything done or omitted to be done in good faith by the Council in so far as it relates to the likelihood of land being flooded or the nature or extent of any such flooding" (s.733 Local Government Act 1993). The standard of conduct required by Council was comprehensively considered by his Honour Justice Dunford in *Forbes Shire Council v Pace* ((2002) 124 LGERA 37; [2002] NSWSC 966) and his Honour Acting Justice Cripps (as he then was) in *Melaleuca Estate Pty Ltd v Port Stephens Shire Council* ([2004] NSWSC 415).

This letter is not the place to consider and gratuitously advise on the standards imposed on Council when exercising its powers to consent to a DA and to act in "good faith". In our submission Council cannot be satisfied that the potential additional flooding that arises as a result of this development has been adequately considered in the DA. Further enquiry into the scope for further flooding may, or may not, adequately address the issue. It is sufficient to note that in circumstances where my clients have put Council on notice about flooding, should my clients' properties suffer flood damage as a consequence of the development my clients will look to Council as responsible for making good any damage.

If you have any questions in relation to the contents of this submission I invite you to contact me through my office on the telephone number noted below.

Yours faithfully



**Michael Young**  
**Direct Line: 02 6683 5560**  
**michael@my-lawyers.com.au**

**Dwayne Roberts**

---

**From:** Environment Society <bes2478@gmail.com>  
**Sent:** Tuesday, 12 August 2014 9:45 AM  
**Subject:** Submission on DA 2014/333

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**Ballina Environment Society Inc**  
PO Box 166 Ballina  
NSW 2478 Australia  
Email: [BES2478@gmail.com](mailto:BES2478@gmail.com)  
Ph: 0421-551-768



Ref Number: 010.2014.00000333.001

<http://da.ballina.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=010.2014.00000333.001>

Ballina Environment Society would like to make a late submission on DA 2014/333 for a preschool, to be built on Crawford Park. Alstonville

As a Shire wide environmental advocate, BES has made prior submissions outlining significant concern over the rezoning of open space for many proposals, including the Alstonville Preschool on Crawford Reserve. As such BES would have appreciated more information on the progression of this proposal.

Council is dedicating significant funds toward this development, in infrastructure and fees. BES understands these funds will be taken from other works.

The development is adjacent to Alstonville swimming pool, for which the Shire's rate payers are being requested to approve a 5.5% rate increase for improvements

The preschool development does not clearly address concerns regarding the operation of adjacent amenities.

Given the best intentions of the preschool, relationships with the community remain strained.

Parking, stormwater, open space and other environmental concerns are not satisfactorily resolved.

BES urges caution in depleting our open spaces through designating, enabling or promoting the utilisation of land zoned as open space for alternate purposes,

The encroachment on Crawford Reserve and the amenity of the neighbourhood has not been adequately addressed in the Development Application.



**8.1 DA 2014/333 - Crawford Park Pre-School.DOC**

Consultation could have been taken seriously, to address the aspirations of the community and appropriately allayed fears.

The fractured, difficult to access, exhibited plans do not bode well for future development of Ballina Shire's open space.

Fiona Folan  
President.  
12 August, 2014

NAME: MARIE THORPE  
ADDRESS: 19 Alston Ave, Alstonville

**DA 2014/333** – Submissions due by July 31, 2014

**Applicant:** Alstonville Community Preschool

**Property :** Lot 161 DP 247578, 21 Alston Avenue, Alstonville

**Proposal:** To undertake the erection of a community facility for use as a child care centre (Alstonville Community Preschool) and associated works including access road and carparking.

**Objection**

Please register this as an objection to the advertised proposal.

I am a close neighbour to the proposed site and regard its intrusion into what is a well established residential area, planned and marketed by your predecessor Tintenbar Shire Council in the early to mid 1970's, as deleterious to the legitimate interests of myself and others in the area.

I am totally supportive of the effort to provide a community childcare centre for Alstonville but feel this site is ill conceived.

As an original purchaser from Tintenbar Council in 1976, I feel totally betrayed by Council's course of action as it became public knowledge in late 2012.

Having hawked the idea around the village unsuccessfully, Council obviously settled on the current course of action beginning with the re-categorisation of the status of the open space in Crawford Park and the farce that was described as community consultation in November 2012.

Here the facilitator dealt with the submissions received from objectors by weighing and finding for the need for a preschool over the interests and amenity of those existing residents. No attempt to even discover the history of the making of the Estate was made.

Council's 2012 re categorisation of the site was effectively a spot rezoning, and Council's subdivision earlier this year was to define that rezone. Council has acted as the proponent for this matter from the beginning, using the so called proponent for this DA as a proxy for its own reasons. For this reason those Councillors driving this matter forward would appear to be conflicted in seeming to deal with this Development Application in the manner proscribed

It was noted at the time the proposed re-categorisation, Council's Planning Officer, Steve Barnier, summed up the site's potential disadvantages as:

*"Alienation of open space:*

*Excessive increases in traffic in the locality:*

*Conflicts with other established users of the reserve:*

*Reduced general amenity for nearby residents; and*

*Conflicts with the use of the pool and restrictions on longer term pool refurbishment."*

That is hardly a summing up to go forward. And yet Council did.

I will leave it to others to more exhaustively deal with the objections that run in parallel with those of your Mr Barnier at the time.

I would sum up by making the following suggestions:

**Alternate Site** – Given Council has effectively demonstrated it has no problem siting this type of facility on open space zones, has Council examined the discrete piece of open space known as Cawley Park. This is seldom used as netball courts, the latter could be accommodated within Crawford Park as a trade off. This has excellent access and drainage. It has neighbours but is sufficient in size to provide buffers to them.

**Conflict of Interest** – Council could refer the proposal to the Joint Regional Planning Panel to determine a community use.

**Duty to purchasers** - Attached is the original Sales Brochure which purchasers should have been able to rely on when making their purchase decision. It is something of a moot point as to what legal responsibility the incumbent Council might bear in making this original promise a misrepresentation and a case of a false and misleading behaviour.

I have not made a reportable political donation to any local Councillor of Ballina Shire Council, nor have I made any gift to any local Councillor or employee of Ballina Shire Council.

Signature M. Hoops Date 31-7-2014

**SCHEDULE OF COVENANTS**

- (a) No building including any garage or other outbuildings appurtenant thereto shall be erected on the subject land having exterior walls constructed of other than clay brick except with the express written consent of the Council of the Shire of Tintenbar.
- (b) No dividing fence shall be erected on any of the subject land to divide it from any adjoining lot owned by Tintenbar Shire Council without the consent of the Tintenbar Shire Council. Such consent shall not be withheld if such fence shall be erected without expense to the Tintenbar Shire Council, and be of a type approved by the Tintenbar Shire Council.
- (c) No building other than a dwelling house shall be erected on lots ..... (to be specified) in the Deposited Plan.
- (d) No dwelling house erected upon the subject land shall have a floor space (excluding car ports and outbuildings) of less than 800 square feet.
- (e) No building erected on the subject land shall have a roof of corrugated iron or asbestos cement with a greater pitch than 34 degrees without the written consent of the Tintenbar Shire Council.
- (f) No fowls, ducks, poultry or pigs shall be kept upon the subject land.
- (g) No fence shall be erected on any part of the subject land between any road to which such land has a frontage and the building alignment closest to such road, without the consent of the Tintenbar Shire Council.



**CRAWFORD PARK**

This development is located on land held in the Crawford family since 1867, when William Crawford selected what was Portion No. 8, Parish of Tuckombil. Council acknowledges the part played by the early settlers in the development of this area and in particular here:—

**ANDREW FREEBORN**—Took up No. 1 Selection in the Parish of Tuckombil in December, 1865.

**JAMES MELLIS, PETER and THOMAS NEWBORN**—settlers following the arrival of **ALSTON**—the maiden name of the wife of John Perry (1872), after whom the Alstonville area was named.

TINTENBAR SHIRE COUNCIL

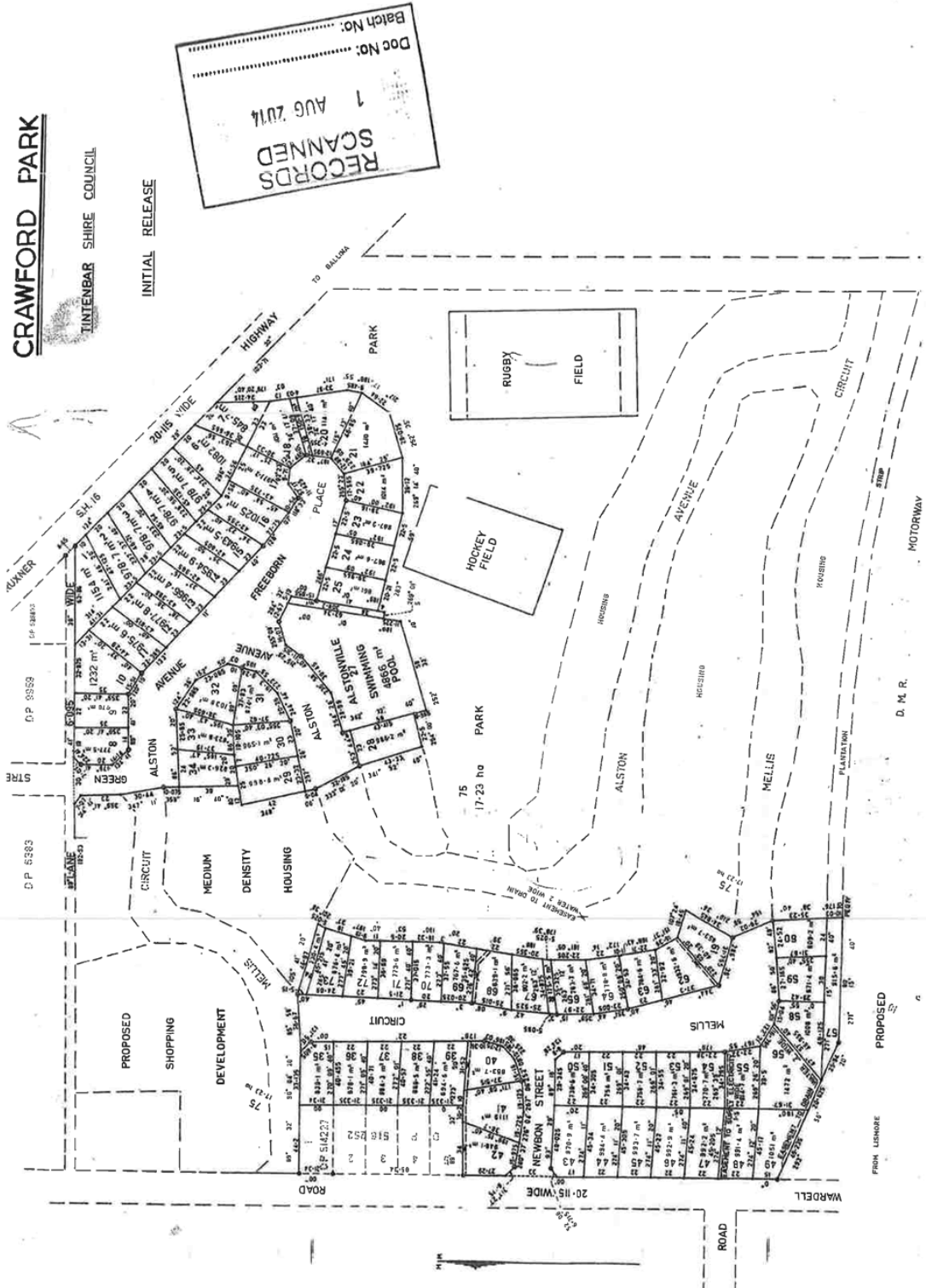
*Crawford Park*

A fresh approach to building a community

A COUNCIL DEVELOPED PROJECT PROVIDING FOR HOUSING, SHOPPING FACILITIES, PARKLANDS, OLYMPIC SWIMMING POOL

Featuring

- Street layout to give park-like appearance with wide variable width reserves with an absence of attraction to through traffic
- Natural flora retained with some fine examples of rain forest species
- Large allotment size with easy access to generous open space
- Provision for pedestrian traffic with convenient, constructed pathways
- Provision of services, including water, underground electricity within area, sewerage
- Covenants to ensure high standard of development

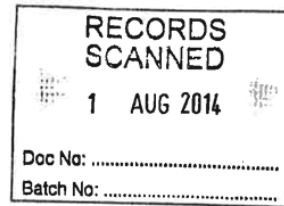


Batch No: .....  
 Doc No: .....  
 1 AUG 2014  
 RECORDS  
 SCANNED

**CRAWFORD PARK**

TINTENBAR SHIRE COUNCIL

INITIAL RELEASE



21<sup>st</sup> July 2014

The General Manager  
Ballina Shire Council  
PO Box 450  
**BALLINA NSW 2478**

Dear Sir,

This letter is submitted in support of Alstonville Football Club (Alstonville FC) in relation to their desire to be consulted in relation to the Development Application (DA) for the proposed extension to the Alstonville Community Pre-School.

Northern NSW Football considers Alstonville FC as a legitimate stakeholder in decisions made within the Crawford Park precinct. The club has raised concerns with Northern NSW Football relating to the following issues:-

- 1. PARKING and TRAFFIC FLOW:-** We estimate that adequate access and area to facilitate extended parking (say 3 hours) for an estimated 100-200 cars each weekend (8.30am to 5pm Saturdays and Sundays) during normal season activities (March to September). Adequate consideration is required to how this ongoing demand and traffic flow will be managed given a diminishment of parking area. We note the limitations of the existing area in terms of sealed road/parking and also confirm the use of this area for parking by patrons of the swimming pool. Consequences of reduced area for parking will lead to an outcome of more cars being parked in nearby streets and along the highway, each being areas that are limited in capacity.
- 2. SAFETY:-** Traffic flow is and parking is already an existing moderate risk for neighbours, young children and patrons during peak periods of activity. This development could impede an already tenuous situation within the precinct.
- 3. DESIGN:-** The provision of a 6 metre wide sealed driveway access and a grassed walkway into Crawford Park will adversely impact on the on parking capacity by removing existing parking on the eastern side of the pool and in the laneway.
- 4. DRAINAGE:-** We refer to the impact of heavy rain in the vicinity of Crawford Park 2 (Western side of Crawford Park) where localised flooding overflows the playing field. We submit that this ongoing problem could worsen as a consequence of the proposed development if drainage is not upgraded suitable to the needs of the precinct.

T 02 4964 8922  
F 02 4964 8921  
E reception@northernnswfootball.com.au  
4/41 Griffiths Rd, Lambton NSW 2299  
PO Box 88, Waratah NSW 2298  
ACN 001 887 467 | ABN 80 001 887 467  
www.northernnswfootball.com.au



A MEMBER STATE OF





**NORTHERN  
NSW FOOTBALL**

- 5. **PLANNING and CONSTRUCTION:** As articulated above, activity within the Crawford Park precinct extends over SIX (6) months each year. The timing of this building project is anticipated as having a critical initial impact on Alstonville FC during the construction work unless completed outside the period March-September period. This may be a temporary logistical component however is submitted as being relevant to the DA.

Alstonville FC recognises the merits of extending the pre-school and is very supportive of working through the relevant issues to provide an appropriate outcome for ALL stakeholders in the community. Our observations are submitted in a constructive manner to support a process that achieves a necessary input from Alstonville FC in this important yet development proposal.

We implore Ballina Shire Council to acknowledge the role of our member club and embrace the validity of allowing written submission, discussion and negotiation on this matter.

Yours faithfully,

David Eland  
Chief Executive Officer

**T** 02 4964 8922  
**F** 02 4964 8921  
**E** [reception@northernnswfootball.com.au](mailto:reception@northernnswfootball.com.au)  
 4/41 Griffiths Rd, Lambton NSW 2299  
 PO Box 88, Waratah NSW 2298  
 ACN 001 887 487 | ABN 80 001 887 487  
[www.northernnswfootball.com.au](http://www.northernnswfootball.com.au)



A MEMBER STATE OF



Names: Narelle & Trevor Smee ①

Address 10 Mellis Circuit, Alstonville  
"Crawford Park Estate" 2477

Kristie Bate & Adam Smee (above address)

D.A. 2014/333 Submissions due by  
31st July, 2014

Applicant: Alstonville Community Preschool

Property: Lot 1b1 DP 247578,  
21 Alston Ave Alstonville

Proposal: To undertake the erection  
of a community facility for  
use as a child care centre (  
Alstonville Community Preschool)  
and association of works  
necessary including access road  
and car parking.

### OBJECTION

We wish to express the following  
concerns regarding the above  
proposal:

#### ① Sports facility/recreation disruption

The pre-existing sporting  
activities in the centre of the town  
will be affected, disadvantaged  
and the impact, will be we believe,  
catastrophic. This is Alstonville's Sporting



②

Hub and we VALUE it.

Issues : Will the pool still be able to do the approved necessary expansion or will it be compromised?

Why?

Are the 600 children who play soccer and the 80 in the swimming club less important than 40 pre-school children?

Will the groups of children who ride/jump their B.M.X. bikes on the humps/dips of this area and have done so for many years valued as less important?

Are the grandparents who play frisbee, use kites or play games with their grandchildren in this green space less important? Also other ratepayers who walk dogs/pets or just take their afternoon walk ... are less valued than the 40 pre-school children. (if this is built believe they will have to go all the way around due to fences (they love this green space as it is.) /etc.)

② Loss of green space

With the areas of health and well being of families going to the top of the list of all Federal, State and local bodies ; then why is our local council reducing our green space. It is understood the amount of green space held by Councils has dropped by 20% over the last 10 years. Open space is very IMPORTANT and VALUED here, all over AUSTRALIA /INTERNATIONALLY. We need this green space to be here now and in the future to assist improvement in community health, wellbeing and family life.

③ Drainage. At present we seem to have an environmental designed drainage aspect. Where are the funds to come from to undertake the necessary drainage work which has been previously costed at approximately \$2,000,000.?

#### ④ Safety

The number of traffic movements in Freebom Place will evidently increase by about 170 per day, Monday to Friday (based on four trips to drop off and pick up each child each day and also staff travel.) This area is a major thoroughfare for pedestrians including children and the elderly who walk through daily to schools and shops. So with all these extra traffic movements a major and serious safety issue is created.

⑤ Noise: If and when this structure is built and hours/days are set...  
Are there going to be acceptable levels of noise and noise regulations set... on this Day-Care Group?

Did you know we have already one Day Care Centre on this estate which apparently has no lodged noise regulations by Council?

"WHY?" - The residents ask who live near that Day-Care Centre? (41 children on a small residential block - amongst residential houses.) WILL it happen here as well? → (no noise regulations). 5

⑥ Tower (Telstra) Does the council recognise the 300m rule that other states are trying to introduce for health - it is needed, particularly in regards to young children? (No childcare, schools, Pre-schools within 300m of one of these towers) It seems (\* this land is within 300ms of a tower) Is it or is it not???

Does our council realize that other councils eg (Byron Council) will not have these towers in residential areas near families. (particularly young children) because of health risks.

(Towers found on grassland/farms out of town)

⑦ Due Process. This does not appear to have been followed. There appears to have been minimal community consultation. Why have all the

people who live near or front this open space reserve not been notified? 16

A rushed approach has been used, insufficient time has been given for legitimate objections to be formulated and submitted. (is a 2 week period to prepare an important response considered satisfactory?)

Also we believe this process is discriminating against people who have no computer access - or skills and a hard copy should be made available at Council. As has been previously practiced.

⑧ Vegetation - No trees are marked on the D.A. Why? Trees are valued and important. Are trees being taken out or cut down for drainage? (We believe this is so) The D.A says there will be no impact on vegetation.

Disclosure: We have not made a reportable political donation to any councillor (local) of The Ballina Shire Council, nor have we made any gift to any local councillor or employee of Ballina Shire Council.

+ All residents at address

\* Signed.

Narelle SMEE  
Narelle Smeee

\* Date.

30/7/14.

Trevor SMEE  
[Signature]

30-7-14

10 Mellis Circuit  
Alstonville 2477  
66281074.

[Signature]

Kristie Bate

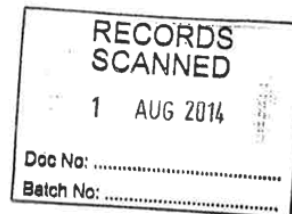
30.7.14

[Signature]

Adam Smeee

30.7.14

10 Mellis Circuit  
Alstonville 2477



Name Dane Snee & Narelle Shortt ①  
Address 72 Mellis Circuit Alstonville

D.A. 2014/333

Applicant : Alstonville Community Preschool

Property : Lot 161 DP: 247578, 21 Alston Avenue  
Alstonville

Proposal : To undertake the erection of a community facility for use as a child-care centre (Alstonville Community Preschool) and associated works including access road and car parking.

OBJECTION

We wish to express the following concerns regarding the above proposal :

① Sports facility/recreation-disruption.

The pre-existing sporting activities in the centre of the town will be affected, disadvantaged and the impact will be, we believe catastrophic. This is "Alstonville's Sporting Hub" and we value it.

Issues : Will the pool still be able to do the approved necessary

expansion or will it be compromised?  
Why?

\* Are the 600 children who play soccer and the 80 in the swimming club less important than 40 pre-school children? Will the groups of children who ride/jump their B.M.X bikes on the humps/dips of this area and have done so for many years valued less important? Are the grandparents who play frisbee, use kites or play games in this space with their grandchildren valued as less important? Also other ratepayers/residents who walk dogs/pets or just take the afternoon walk considered less valued than the 40 pre-school children (if this is built they believe they will have to go all the way around due to fences etc - They love this green space as it is.

2. Loss of green space. With the areas of health and well-being of families



going to the top of the list of all <sup>③</sup> Federal, State and Local Bodies, why is our local council reducing our green space.

It is understood the amount of green space held by Councils has dropped by 20% over the last 10 years. Open space is very IMPORTANT and VALUED here, all over Australia/ & Internationally. We need this green space to be here now and in the future to assist improvement in community health & well being.

③ Drainage : At present we seem to have an environmental designed drainage aspect.

Where are the funds to come from to undertake the necessary drainage work which has been previously costed at approximately \$2,000,000?

④

④ Safety : The number of traffic movements in Freeborn Place will evidently increase by about 170 per day, Monday to Friday (based on four trips to drop off and pick up each child each day and also staff travel.)

This area is a major thoroughfare for pedestrians, including children and the elderly who walk through daily to schools and shops. So with all these extra traffic movements a major and serious safety issue is created.

⑤ Noise. If and when this structure is built and hours/days set..... Are there going to be acceptable levels of noise and noise regulations set on this Day-Care group? Did you know we have already one Day Care Centre on this estate which apparently has no lodged noise

(5)

regulations by council?

"Why?" The residents ask who live near that "day-care centre"? Will it happen here as well?

⑥ Tower (Telstra) Does the council recognise the 300m rule that other states are trying to introduce for health: is needed, particularly in regards to young children?

Does our council realize that other councils eg Byron Council will not have these towers in residential areas near families. (particularly young children) because of health risks. (The towers are located out of towns/residential areas on grassland/farms).

⑦ Due Process This does not appear to have been followed.

⑥

There appears to have been minimal community consultation. Why have all the people who live near or front this open space reserve not been notified?

A rushed approach has been used, insufficient time has been given for legitimate objections to be formulated and submitted (is a 2 week period to prepare an important response considered satisfactory?)

Also I believe this process is discriminating against people who have no computer access - or skills and a hard copy should be made available at Council. As has been previously practiced.

### 8. Vegetation

No trees are marked on the D.A. Why? Trees are valued and

important . Are trees being taken <sup>(T)</sup>  
out or cut down for drainage  
and/or construction? (We believe this  
to be so). The D.A. says there  
will be no impact on vegetation.??

Signed

Date

Dane Smee

30/7/14



Narelle Shortt

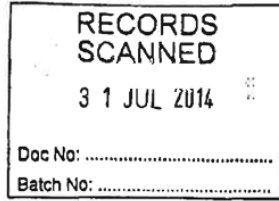
31/7/14



### Disclosure.

We have not made any reportable,  
political donations to any local councillor  
or council.

We have not made any gifts to  
any local councillor or employee of the  
council.



John and Kerry Russell  
32 Alston Avenue  
ALSTONVILLE NSW 2477  
29<sup>th</sup> July, 2014

Mr Dwayne Roberts  
Ballina Shire Council  
PO Box 450  
BALLINA NSW 2478

Dear Sir,

**OBJECTION REGARDING DA 2014/333**

Applicant: Alstonville Community Preschool  
Property: Lot 161 DP 247578, 21 Alston Avenue, ALSTONVILLE  
Proposal: To undertake the erection of a community facility for use as a child care centre (Alstonville Community Preschool) and associated works including access road and car parking.

We wish to express the following concerns regarding the above proposal:

1. **Loss of green space.** The amount of green space held by councils has dropped by 20% over the last 10 years. It would appear that BSC is following the same trend. It is well known how valuable green space is for community health and wellbeing, not to mention the environmental impact on air pollution, wildlife and native vegetation. The DA states that there will be no impact on vegetation but there is no vegetation shown on the site plan. Does this mean that the trees that are present but not noted on the plan never existed?
2. **Safety.** The number of traffic movements will increase by about 170 per day, Monday to Friday (based on four trips to drop off and pick up each child each day) plus staff and cleaners. This is a high pedestrian area, children going to and from school and sporting venues, and the elderly who take a short cut to the shops. Their security will be at risk. The preschool also presents a huge pedestrian issue for those accessing the park and playing fields and again the elderly who short cut to the shops as it effectively cuts the green space in half, providing almost no safe access through.
3. **Sports facility disruption.** There will be a major negative impact on pre-existing sporting facilities. The approved expansion of the pool will be compromised as there will be nowhere for it to extend, in fact it appears the pool area is to be reduced. Are the preschool committee aware of the noise the pool generates during carnivals or are we to expect a complaint from them in the future? Remember the pool is pre-existing and should not be expected to change – these are children too. Where will the 100 to 150 cars that park informally in that space go – 22 car parks are far less than reasonable. Families bringing children to soccer will be forced to park a long way from the fields and negotiate streets and busy roads to reach the fields. Do you want to be responsible for a fatality? Are the 600 children who play soccer and the 80 in the swimming club less important than the 40 preschool children? We don't think so. Those same preschoolers will grow up to use the pool and play soccer, assuming those facilities are allowed to continue and grow.
4. **Drainage.** Where is the estimated \$2,000,000 for drainage to come from, a rate increase? It would surprise local residents if the proposed new building didn't flood. We have witnessed what happens over many years.
5. **Property value.** This has already decreased thanks to the by-pass, which should never have been built so close to town, and the Telstra tower with all its radiation unknowns. Now the preschool. It would appear that Crawford Park residents are being targeted by Council.


Other sites have been rejected due to the objections of residents so why are our objections so far being ignored?

6. **Preschool or day care centre.** Which is it to be? A day care centre will impact even further on local residents as they have extended hours. Are the hours going to be restricted to those stipulated in the DA? Is the facility to be used in the evening for fundraising/social activities? As the soccer club is not able to do so and not able to hold a liquor licence, one can only hope that Council will be consistent with its regulations. We do not want a facility that is used for social events.
7. **Due process.** Has every household fronting the open space reserve or resident of Freeborn Place been notified? No they have not. Is a 2 week period to prepare a response considered satisfactory? Is a developer, having marketed a residential estate with specific identification of open space as a feature of the sale, entitled legally to later change these features, or does this amount to misrepresentation?
8. **Alternative.** Why does the preschool not buy the Amazin Place as funds have already been spent to bring that venue into compliance as a preschool, and it would possibly be a far cheaper option.

Given that the past handling of the community consultation was nothing more than a charade, is the Council conflicted in this matter? Should the decisions be referred to an independent body to mediate?

We have not made a reportable political donation to any local Councillor of Ballina Shire Council, nor have we made any gift to any local Councillor or employee of Ballina Shire Council.

Signed  ..... Kerry Russell

Signed  ..... John Russell



Suite 5 - 32 Gumtree Drive  
Goonellabah NSW 2480

Ph: 02 66 25 1444

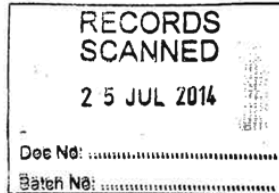
Fax: 02 66 25 2954

Email: soccergm@bigpond.net.au

21<sup>st</sup> July 2014

The General Manager  
Ballina Shire Council  
PO Box 450  
**BALLINA NSW 2478**

Your Ref: 2014/333  
21 Alston Ave Alstonville



Dear Sir,

This letter is submitted in support of Alstonville Football Club (Alstonville FC) in relation to their desire to engage in a process required to assess the Development Application (DA) for the proposed extension to the Alstonville Community Pre-School.

Football Far North Coast is the Peak Football Body in this region and Alstonville FC is our biggest member club, having 632 participants (514 junior players). We contend that Alstonville FC is a legitimate stakeholder in decisions made within the Crawford Park precinct. Information available on the progression of the DA appears to be silent on the impact upon Alstonville FC and significant issues relevant to the ongoing use of Crawford Park by hundreds of participants. We also highlight a TWO (2) week timeline for submissions (expiring 31<sup>st</sup> July) thus mitigating reasonable opportunity for Alstonville FC to adequately contribute to the DA process, notwithstanding the following items that require thorough consideration:-

1. **PARKING and TRAFFIC FLOW:-** We estimate that adequate access and area to facilitate extended parking (say 3 hours) for an estimated 100-200 cars each weekend (8.30am to 5pm Saturdays and Sundays) during normal season activities (March to September). Adequate consideration is required to how this ongoing demand and traffic flow will be managed given a diminishment of parking area. We note the limitations of the existing area in terms of sealed road/parking and also confirm the use of this area for parking by patrons of the swimming pool. Consequences of reduced area for parking will lead to an outcome of more cars being parked in nearby streets and along the highway, each being areas that are limited in capacity.
2. **SAFETY:-** Traffic flow is and parking is already an existing moderate risk for neighbours, young children and patrons during peak periods of activity. This development could impede an already tenuous situation within the precinct.



3. **DESIGN:-** The provision of a 6 metre wide sealed driveway access and a grassed walkway into Crawford Park will adversely impact on the on parking capacity by removing existing parking on the eastern side of the pool and in the laneway.
4. **DRAINAGE:-** We refer to the impact of heavy rain in the vicinity of Crawford Park 2 (Western side of Crawford Park) where localised flooding overflows the playing field. We submit that this ongoing problem could worsen as a consequence of the proposed development if drainage is not upgraded suitable to the needs of the precinct.
5. **PLANNING and CONSTRUCTION:** As articulated above, activity within the Crawford Park precinct extends over SIX (6) months each year. The timing of this building project is anticipated as having a critical initial impact on Alstonville FC during the construction work unless completed outside the period March-September period. This may be a temporary logistical component however is submitted as being relevant to the DA.

Alstonville FC recognises the merits of extending the pre-school and is very supportive of working through the relevant issues to provide an appropriate outcome for ALL stakeholders in the community. Our observations are submitted in a constructive manner to support a process that achieves a necessary input from Alstonville FC in this important yet development proposal.

Football Far North Coast contends that Alstonville FC contributes to the fabric of the local community in a tangible and significant manner. We implore Ballina Shire Council to acknowledge the role of our member club and embrace the validity of allowing written submission, discussion and negotiation on this matter. We offer our preparedness to be given any opportunity to further support Alstonville FC in this process if required.

Yours faithfully,

*Steve Mackney*

Steve Mackney  
General Manager  
**Football Far North Coast**

Name: K. G. WORSTENEGHT  
Address: 36 GRANDA PARADE ALSTONVILLE 2477

**DA 2014/333 – Submissions due by 31<sup>st</sup> July, 2014 (details at [www.ballina.nsw.gov.au](http://www.ballina.nsw.gov.au))**

Applicant: Alstonville Community Preschool  
Property: Lot 161 DP 247578, 21 Alston Avenue, ALSTONVILLE  
Proposal: To undertake the erection of a community facility for use as a child care centre (Alstonville Community Preschool) and associated works including access road and car parking.

**OBJECTION**

I wish to express the following concerns regarding the above proposal:

1. **Loss of green space.** It is understood that the amount of green space held by Council has dropped by 20% over the last 10 years. Open spaces are important for community health and wellbeing.
2. **Safety.** The number of traffic movements in Freeborn Place will evidently increase by about 170 per day, Monday to Friday (based on four trips to drop off and pick up each child each day and also staff travel). This presents a serious safety issue for the huge number of pedestrians, including children and the elderly, who walk through daily as it is a major thoroughfare for school and shops.
3. **Sports facility disruption.** There will be a major negative impact on pre-existing sporting activities in the centre of the town. Will the approved expansion of pool be compromised? Where will the 100+ cars park when soccer is in full swing? Are the 600 children who play soccer and the 80 in the swimming club less important than the 40 pre-school children?
4. **Drainage.** Where are the funds to come from to undertake the necessary drainage work which has been previously costed at approximately \$2,000,000?
5. **Due process.** This does not appear to have been followed. There appears to have been minimal community consultation (have every household fronting the open space reserve been notified?) and the whole process has been rushed. Insufficient time has been given for legitimate objections to be formulated and submitted (is a 2 week period to prepare a response considered satisfactory?).

Further comments:

I have not made a reportable political donation to any local Councillor of Ballina Shire Council, nor have I made any gift to any local Councillor or employee of Ballina Shire Council.

Signature  Date 31.7.14

Send this to Ballina Shire Council, PO Box 450, Ballina 2478, or deliver to the Council Chambers at cnr Tamar and Cherry Streets, Ballina.

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This circular has been prepared by concerned citizens of Alstonville and you are absolutely free to ignore it or act on it as you wish.

Jan Denley  
5 Freeborn Place  
Alstonville  
2477  
29/7/14

RECORDS  
SCANNED  
30 JUL 2014  
Doc No.....  
Batch No.....

Dwayne Roberts

I hereby submit my objections to the DA 2014/333

The two main reasons for my objections are the 'unsafe' traffic conditions in Freeborn Place have not been taken into account by the Ballina Shire Council and the proposal to change the drainage in Crawford Park could possibly affect the properties that align with the drain that runs alongside the soccer fields.

Since 1976 I have witnessed the high level of usage of the Crawford Park area. With the many sporting bodies using the area all year round, as well as inter-district clubs and school children, there has been horrendous incidents of 'near' misses involving both vehicles and pedestrians. Many of the residents in the street can give accounts of these incidents. **It is unsafe to walk anywhere in this area because of the high level of usage. At times residents have had 'near' misses with vehicles. This is an all year problem for Freeborn Place residents.**

I have concerns about the proposed changes to the drainage in the area. We have lived in Freeborn Place since 1976 and have had no problems with the drainage system. This is an unforeseen problem for our property.

Jan Denley



Name: Michelle Allen  
 Address: 11A Mellis Circuit, Alstonville 2477

**DA 2014/333 – Submissions due by 31<sup>st</sup> July, 2014 (details at [www.ballina.nsw.gov.au](http://www.ballina.nsw.gov.au))**

Applicant: Alstonville Community Preschool

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3. **Sports facility disruption.** There will be a major negative impact on pre-existing sporting activities in the centre of the town. Will the approved expansion of pool be compromised? Where will the 100+ cars park when soccer is in full swing? Are the 600 children who play soccer and the 80 in the swimming club less important than the 40 pre-school children?
4. **Drainage.** Where are the funds to come from to undertake the necessary drainage work which has been previously costed at approximately \$2,000,000?
5. **Due process.** This does not appear to have been followed. There appears to have been minimal community consultation (have every household fronting the open space reserve been notified?) and the whole process has been rushed. Insufficient time has been given for legitimate objections to be formulated and submitted (is a 2 week period to prepare a response considered satisfactory?).

Further comments: *This would cause another bottleneck issue in Alstonville with too many developments in a contained area. We already have major issues in school area with 3 schools and no adequate parking!*

I have not made a reportable political donation to any local Councillor of Ballina Shire Council, nor have I made any gift to any local Councillor or employee of Ballina Shire Council.

Signature  Date 29/7/14

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Name: David A Wilson  
Address: 50 Alston Ave, Alstonville 2477

DA 2014/333 – Submissions due by 31<sup>st</sup> July, 2014 (details at [www.ballina.nsw.gov.au](http://www.ballina.nsw.gov.au))

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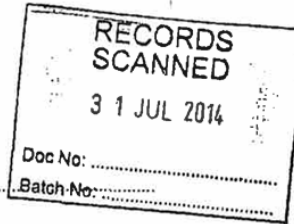
Further comments:

I have not made a reportable political donation to any local Councillor of Ballina Shire Council, nor have I made any gift to any local Councillor or employee of Ballina Shire Council.

Signature David A Wilson Date 29-7-14

Send this to Ballina Shire Council, PO Box 450, Ballina 2478, or deliver to the Council Chambers at cnr Tamar and Cherry Streets, Ballina.

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Name: A. M. Wilson

Address: 50 Alston Ave, Alstonville 2477

**DA 2014/333 – Submissions due by 31<sup>st</sup> July, 2014 (details at www.ballina.nsw.gov.au)**

Applicant: Alstonville Community Preschool

Property: Lot 161 DP 247578, 21 Alston Avenue, ALSTONVILLE

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Further comments:

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Signature A. M. Wilson Date 29-7-14

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This circular has been prepared by concerned citizens of Alstonville and you are absolutely free to ignore it or act on it as you wish.

Name: MB EAT M'CACTHY  
Address: 39 ALSTON AVENUE ALSTONVILLE



DA 2014/333 – Submissions due by 31<sup>st</sup> July, 2014 (details at [www.ballina.nsw.gov.au](http://www.ballina.nsw.gov.au))  
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Further comments:

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Signature M. McCarthy Date 30.7.14.

Send this to Ballina Shire Council, PO Box 450, Ballina 2478, or deliver to the Council Chambers at cnr Tamar and Cherry Streets, Ballina.

-----  
This circular has been prepared by concerned citizens of Alstonville and you are absolutely free to ignore it or act on it as you wish.

Name: M. K. & H. A. BLANCHAddress: 76 MELLIS CIRCUIT ALSTONVILLE**DA 2014/333 – Submissions due by 31<sup>st</sup> July, 2014 (details at [www.ballina.nsw.gov.au](http://www.ballina.nsw.gov.au))**

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Further comments:

I have not made a reportable political donation to any local Councillor of Ballina Shire Council, nor have I made any gift to any local Councillor or employee of Ballina Shire Council.

*A. Blanch*  
 Signature *A. Blanch* Date 30<sup>th</sup> JULY 2014

Send this to Ballina Shire Council, PO Box 450, Ballina 2478, or deliver to the Council Chambers at cnr Tamar and Cherry Streets, Ballina.

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 This circular has been prepared by concerned citizens of Alstonville and you are absolutely free to ignore it or act on it as you wish.



RECORDS  
SCANNED  
31 JUL 2014  
Doc No: .....  
Batch No: .....

Name: JENNIFER LANE  
Address: 13 NORVELL GROVE, ALSTONVILLE

DA 2014/333 – Submissions due by 31<sup>st</sup> July, 2014 (details at www.ballina.nsw.gov.au)

Applicant: Alstonville Community Preschool  
Property: Lot 161 DP 247578, 21 Alston Avenue, ALSTONVILLE  
Proposal: To undertake the erection of a community facility for use as a child care centre (Alstonville Community Preschool) and associated works including access road and car parking.

OBJECTION

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Further comments: MORE ROOM AT CAP RD, ALSTONVILLE.  
(LOOK HOW CONGESTED ALSTONVILLE HIGH SCHOOL IS BECAUSE IT WAS PUT IN A CORNER WITH NO STREETS)

I have not made a reportable political donation to any local Councillor of Ballina Shire Council, nor have I made any gift to any local Councillor or employee of Ballina Shire Council.

Signature: *J Lane* Date: 30-7-14

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Name: G. LANE  
Address: 13 NORVELL GROVE

DA 2014/333 – Submissions due by 31<sup>st</sup> July, 2014 (details at www.ballina.nsw.gov.au)

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- 4. Drainage.** Where are the funds to come from to undertake the necessary drainage work which has been previously costed at approximately \$2,000,000?
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Further comments:

WHY CAN'T THE COMMUNITY CENTRE BE USED?  
ALSTONVILLE SHOW GROUND

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Signature G. W. Lane Date 30.7.2014

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Name: Sandra Willis

Address: 25 Wardell Road, Alstonville NSW 2477

**DA 2014/333 – Submissions due by 31<sup>st</sup> July, 2014 (details at [www.ballina.nsw.gov.au](http://www.ballina.nsw.gov.au))**

Applicant: Alstonville Community Preschool

Property: Lot 161 DP 247578, 21 Alston Avenue, ALSTONVILLE

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Further comments:

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Signature  Date 29/7/2014

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This circular has been prepared by concerned citizens of Alstonville and you are absolutely free to ignore it or act on it as you wish.

Name: Dorothy CRAWFORD

Address: P.O. Box 4 (14 Alston Ave.) Alstonville, NSW 2477

**DA 2014/333 – Submissions due by 31<sup>st</sup> July, 2014 (details at [www.ballina.nsw.gov.au](http://www.ballina.nsw.gov.au))**

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Further comments: *I agree wholly with the above objections  
Re Traffic. Most unfair to the residents in Freeborn Place.  
Re Drainage. The natural water course travels through that  
area. I have noted that, after heavy rainfalls over  
many years.*

I have not made a reportable political donation to any local Councillor of Ballina Shire Council, nor have I made any gift to any local Councillor or employee of Ballina Shire Council.

Signature *L. G. Smith* Date *30-7-14*  
*D. M. Crawford* Date *30-7-14*

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Name: Michelle Allen  
Address: 11A Mellis Circuit, Alstonville 2477

**DA 2014/333 – Submissions due by 31<sup>st</sup> July, 2014 (details at [www.ballina.nsw.gov.au](http://www.ballina.nsw.gov.au))**

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Further comments: *This would cause another bottleneck issue in Alstonville with too many developments in a contained area. We already have major issues in school area with 3 schools and no adequate parking!*

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Signature  Date 29/7/14

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RECORDS  
SCANNED  
3 1 JUL 2014  
Doc No: .....  
Batch No: .....

Name: PRYCE & JENNY EDWARDS  
Address: 7 FREEBORN PL. ALSTONVILLE 2477

DA 2014/333 – Submissions due by 31<sup>st</sup> July, 2014 (details at [www.ballina.nsw.gov.au](http://www.ballina.nsw.gov.au))  
Applicant: Alstonville Community Preschool  
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Further comments:  
*IN ADDITION TO POINT 3 THIS AREA IS USED FOR PARKING BY THE POOL DURING CLUB CARNIVALS AS WELL AS MOST OF FREEBORN PLACE WITH THE AVAILABLE SPACES PRESENT.*

I have not made a reportable political donation to any local Councillor of Ballina Shire Council, nor have I made any gift to any local Councillor or employee of Ballina Shire Council.

Signature: *Jenny Edwards* Date: 29/7/14

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-----  
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Name: WARREN LUMLEY  
Address: 6 FREEBORN PLACE, ALSTONVILLE

**DA 2014/333 – Submissions due by 31<sup>st</sup> July, 2014 (details at www.ballina.nsw.gov.au)**

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\* Further comments: *There is currently a long-term problem of inappropriate & dangerous vehicle activity, involving speed & youth, day & night, in all weathers, on the access road from Freeborn Place to proposed PreSchool site. This area is currently a speedway for the youth of Alstonville & surrounds & creates a real concern for the residents of this area of personal injury & property damage.*

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*The proposed traffic plan of the Pre School at this site will greatly add to the danger & the safety of Freeborn Place residents.*

Signature W. Lumley Date 30th July 2014

Send this to Ballina Shire Council, PO Box 450, Ballina 2478, or deliver to the Council Chambers at cnr Tamar and Cherry Streets, Ballina. **DELIVERED BY HAND 30/7/14.**

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Name: MICHAEL PAGE

Address: b/oa Mellis Circuit, Alstonville

DA 2014/333 – Submissions due by 31<sup>st</sup> July, 2014 (details at www.ballina.nsw.gov.au)

Applicant: Alstonville Community Preschool

Property: Lot 161 DP 247578, 21 Alston Avenue, ALSTONVILLE

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Further comments:

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Signature Michael Page Date 30th July 2014

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Name: D & J VAGNE  
Address: 2 FREEBORN PLACE, ALSTONVILLE 2477

DA 2014/333 - Submissions due by 31<sup>st</sup> July, 2014 (details at [www.ballina.nsw.gov.au](http://www.ballina.nsw.gov.au))  
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Further comments:

*IN VIEW OF COUNCIL'S NEGATIVE FINANCIAL ACTIVITY - WHERE IS THIS MONEY TO COME FROM?*

I have not made a reportable political donation to any local Councillor of Ballina Shire Council, nor have I made any gift to any local Councillor or employee of Ballina Shire Council.

Signature *D Vagne* Date *29. 7 2014*

Send this to Ballina Shire Council, PO Box 450, Ballina 2478, or deliver to the Council Chambers at corner Tamara and Cherry Streets, Ballina.

This circular has been prepared by concerned citizens of Alstonville and you are absolutely free to ignore it or act on it as you wish.

Name: *Clare Redmayne*Address: *15/14 Alston Avenue*RECORDS  
SCANNED

1 AUG 2014

Doc No: .....

Batch No: .....

**DA 2014/333 – Submissions due by 31<sup>st</sup> July, 2014 (details at [www.ballina.nsw.gov.au](http://www.ballina.nsw.gov.au))**

Applicant: Alstonville Community Preschool

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Further comments:

*Not a suitable site  
TO MUCH EXTRA NOISE ETC. FOR LOCALS.*

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Signature *Clare Redmayne*Date *30 July*

Send this to Ballina Shire Council, PO Box 450, Ballina 2478, or deliver to the Council Chambers at cnr Tamar and Cherry Streets, Ballina.

-----

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Name: DOROTHY PACKER

Address: 53 ALSTON AVENUE ALSTONVILLE 2477.

**DA 2014/333 – Submissions due by 31<sup>st</sup> July, 2014 (details at [www.ballina.nsw.gov.au](http://www.ballina.nsw.gov.au))**

Applicant: Alstonville Community Preschool

Property: Lot 161 DP 247578, 21 Alston Avenue, ALSTONVILLE

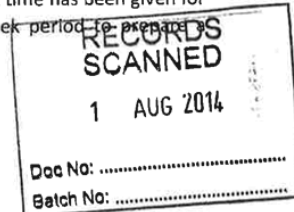
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Further comments:

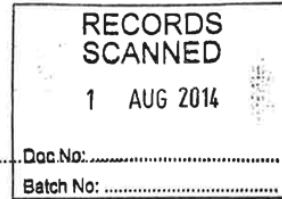


I have not made a reportable political donation to any local Councillor of Ballina Shire Council, nor have I made any gift to any local Councillor or employee of Ballina Shire Council.

Signature Dorothy Packer Date 31.7.14.

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Name: MR + MRS M. A NEAL  
Address: 10 FREEBORN PLACE ALSTONVILLE

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- Sports facility disruption.** There will be a major negative impact on pre-existing sporting activities in the centre of the town. Will the approved expansion of pool be compromised? Where will the 100+ cars park when soccer is in full swing? Are the 600 children who play soccer and the 80 in the swimming club less important than the 40 pre-school children?
- Drainage.** Where are the funds to come from to undertake the necessary drainage work which has been previously costed at approximately \$2,000,000?
- Due process.** This does not appear to have been followed. There appears to have been minimal community consultation (have every household fronting the open space reserve been notified?) and the whole process has been rushed. Insufficient time has been given for legitimate objections to be formulated and submitted (is a 2 week period to prepare a response considered satisfactory?).

Further comments:

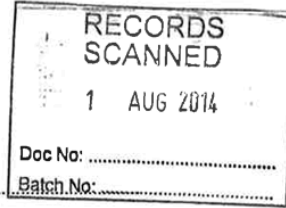
THIS PARK WAS LEFT AS A PARK FOR THE PEOPLE OF ALSTONVILLE & NOT A SPORTS FIELD WHICH CAUSES NOISE - TRAFFIC DISRUPTIONS ETC

I have not made a reportable political donation to any local Councillor of Ballina Shire Council, nor have I made any gift to any local Councillor or employee of Ballina Shire Council.

Signature M. A. Neal Date 28th July 2014

Send this to Ballina Shire Council, PO Box 450, Ballina 2478, or deliver to the Council Chambers at cnr Tamar and Cherry Streets, Ballina.

-----  
This circular has been prepared by concerned citizens of Alstonville and you are absolutely free to ignore it or act on it as you wish.



Name: JOHN RIXON & IRENE RIXON  
Address: 11 ALSTON AVE. ALSTONVILLE 2477

**DA 2014/333 – Submissions due by 31<sup>st</sup> July, 2014 (details at www.ballina.nsw.gov.au)**

Applicant: Alstonville Community Preschool  
Property: Lot 161 DP 247578, 21 Alston Avenue, ALSTONVILLE  
Proposal: To undertake the erection of a community facility for use as a child care centre (Alstonville Community Preschool) and associated works including access road and car parking.

**OBJECTION**

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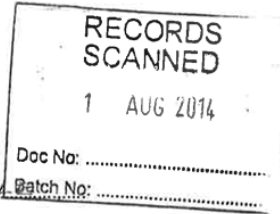
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4. **Drainage.** Where are the funds to come from to undertake the necessary drainage work which has been previously costed at approximately \$2,000,000?
5. **Due process.** This does not appear to have been followed. There appears to have been minimal community consultation (have every household fronting the open space reserve been notified?) and the whole process has been rushed. Insufficient time has been given for legitimate objections to be formulated and submitted (is a 2 week period to prepare a response considered satisfactory?).

Further comments: *Will the access road be clearly defined?  
The purpose of the Submission requires clarification - Is the erection of a community facility for a "Child care Centre" or a "Community Pre-School"?*

I have not made a reportable political donation to any local Councillor of Ballina Shire Council, nor have I made any gift to any local Councillor or employee of Ballina Shire Council.

Signature: John Rixon  
Irene Rixon Date: 30/07/2014

Send this to Ballina Shire Council, PO Box 450, Ballina 2478, or deliver to the Council Chambers at cnr Tamar and Cherry Streets, Ballina.



Name: P. G. REENAN

Address: 26 MONTEGO PARADE, ALSTONVILLE

DA 2014/333 - Submissions due by 31<sup>st</sup> July, 2014 (details at www.ballina.nsw.gov.au)

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4. Drainage. Where are the funds to come from to undertake the necessary drainage work which has been previously costed at approximately \$2,000,000?
5. Due process. This does not appear to have been followed. There appears to have been minimal community consultation (have every household fronting the open space reserve been notified?) and the whole process has been rushed. Insufficient time has been given for legitimate objections to be formulated and submitted (is a 2 week period to prepare a response considered satisfactory?).

Further comments:

Site & proposed development considered inappropriate use of parkland.

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Signature P. Reenan Date 30.7.2014

Send this to Ballina Shire Council, PO Box 450, Ballina 2478, or deliver to the Council Chambers at cnr Tamar and Cherry Streets, Ballina.

Name: Anne Skinner  
Address: 26 Alston Ave Alstonville NSW 2477

**DA 2014/333 – Submissions due by 31<sup>st</sup> July, 2014 (details at [www.ballina.nsw.gov.au](http://www.ballina.nsw.gov.au))**

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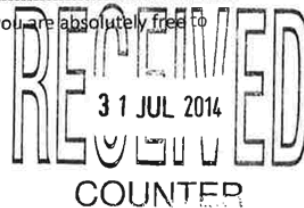
Further comments:

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Signature AS Date 31/7/14

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Name: Thomas Ward

Address: 26 Alston Ave Alstonville NSW 2477

**DA 2014/333 – Submissions due by 31<sup>st</sup> July, 2014 (details at [www.ballina.nsw.gov.au](http://www.ballina.nsw.gov.au))**

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6. Further comments: I am concerned about the possible affect to the mature rain forest trees on and adjacent to the proposed development site. I refer to plans provided by Council showing the proposed fence and building directly where these trees are located. Is it really possible not to remove this historic vegetation.

I have not made a reportable political donation to any local Councillor of Ballina Shire Council, nor have I made any gift to any local Councillor or employee of Ballina Shire Council.

Signature (TW Ward) Date 31/7/14

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Name: BOB J JOHNSON  
Address: 359 ROOS ROAD, ALSTONVILLE

**DA 2014/333 – Submissions due by 31<sup>st</sup> July, 2014 (details at [www.ballina.nsw.gov.au](http://www.ballina.nsw.gov.au))**  
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Further comments: *THE DIFFICULTY I HAVE IN OBJECTING IS THAT I MAY APPEAR TO BE AGAINST A PRE-SCHOOL AND THE HARD WORK THE SUPPORTERS DO. THIS IS NOT THE CASE. IT IS SIMPLY THE WRONG PLACE FOR THE ABOVE REASONS.*  
I have not made a reportable political donation to any local Councillor of Ballina Shire Council, nor have I made any gift to any local Councillor or employee of Ballina Shire Council.

Signature *[Handwritten Signature]* Date 30-7-2014

Send this to Ballina Shire Council, PO Box 450, Ballina 2478, or deliver to the Council Chambers at cnr Tamar and Cherry Streets, Ballina.

-----  
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Name: Annette Hepburn  
Address: 7 Montego Parade Alstonville

**DA 2014/333 – Submissions due by 31<sup>st</sup> July, 2014 (details at [www.ballina.nsw.gov.au](http://www.ballina.nsw.gov.au))**

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Further comments:

*I believe the traffic in this area will be a serious issue.*

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Signature *A Hepburn* Date 30/7/2014

Send this to Ballina Shire Council, PO Box 450, Ballina 2478, or deliver to the Council Chambers at cnr Tamar and Cherry Streets, Ballina.

Name: MARGARET PROFT  
Address: 17 COOKE AVE ALSTONVILLE 2477

DA 2014/333 – Submissions due by 31<sup>st</sup> July, 2014 (details at [www.ballina.nsw.gov.au](http://www.ballina.nsw.gov.au))

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Further comments:

RECORDS SCANNED - 4 AUG 2014
Doc No .....
Int. No .....

I have not made a reportable political donation to any local Councillor of Ballina Shire Council, nor have I made any gift to any local Councillor or employee of Ballina Shire Council.

Signature M. Proft Date 1.8.2014

Send this to Ballina Shire Council, PO Box 450, Ballina 2478, or deliver to the Council Chambers at cnr Tamar and Cherry Streets, Ballina.

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<p>RECORDS SCANNED</p> <p>4 AUG 2014 ✓</p> <p>Doc No.....</p> <p>Batch No.....</p>
----------------------------------------------------------------------------------------

Name: Fiona + David Murray  
 Address: 9 Freeborn Place Alstonville

DA 2014/333 – Submissions due by 31<sup>st</sup> July, 2014 (details at [www.ballina.nsw.gov.au](http://www.ballina.nsw.gov.au))  
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Further comments:

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Signature *David Murray* Date 29/7/14  
 DAVID MURRAY

Send this to Ballina Shire Council, PO Box 450, Ballina 2478, or deliver to the Council Chambers at cnr Tamar and Cherry Streets, Ballina.

-----  
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Name: VICKI EVANS  
Address: 110 MELLIS CIRCUIT ALSTONVILLE



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Further comments:

*My husband + I frequently walk our dogs in this area + increased traffic congestion will seriously impact on our ability to walk with safety through this area.*

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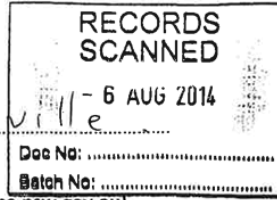
Signature Vicki Evans Date 31.7.14

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-----  
This circular has been prepared by concerned citizens of Alstonville and you are absolutely free to ignore it or act on it as you wish.

Name: Susan Nind

Address: 44 Alston Ave Alstonville



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Further comments: Living in Alstonville all my life this area was never designed for any type of development. It would be a disgrace to council to let this project go ahead when there are so many objections. There are a number of other options!

I have not made a reportable political donation to any local Councillor of Ballina Shire Council, nor have I made any gift to any local Councillor or employee of Ballina Shire Council.

Signature: [Handwritten Signature] Date: 30/7/14

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This circular has been prepared by concerned citizens of Alstonville and you are absolutely free to ignore it or act on it as you wish.

People choose to live in these areas because of the green open spaces near to their homes.

**Jane Gardiner**

16 Valley Drive  
Alstonville NSW 2477  
gardiner2477@gmail.com  
(02) 6628 3925

8 October, 2014

Mr Paul Hickey  
General Manager  
Ballina Shire Council

Dear Mr Hickey,

DA 2014/333 Alstonville Community Preschool

It is difficult to write this submission because I believe Alstonville needs a Community Preschool and the current parents have worked very hard to find a permanent venue for this activity.

However while the project is a good one the location chosen for this proposed development is not. I have written to Council before stating my belief that Crawford Park should remain for active and passive recreation. As far as I am aware Council has not created any new recreation areas in Alstonville and is unlikely to do so in the future so this development will erode our limited recreation space.

One of the general principles used when planning is to minimise conflict. However this development has the potential to create much conflict.

There is potential for conflict between the Swimming Pool and plans for its expansion; the Soccer Club with parking and drainage issues and the Shire wide community who will not only be funding site preparation, an access road, car parking, sewage, water and electricity but may have to pay for expensive drainage works adjacent to the site.

With an open drainage channel within meters of the entry to the proposed Preschool (which Appendix M says could in a 1 x10 year event produce a 30 meter wide channel up to .44m in depth) there is also a concern for potential litigation if a child should fall into the channel. In fact the DA falls to mention any safety issues relating to the various stormwater drains and ponds/pools adjacent to the site.

With these factors in mind it might be a cheaper option to purchase suitable land away from natural waterways, and where the development does not compromise the Swimming Pool. Just this week we have heard Council is to raise our rates to upgrade the Shire's pools. If this upgrade occurs it would be expected that the pool would have greater use and that the noise impacts, that are currently fairly infrequent, may become more frequent. This could create yet another avenue for conflict between the proposed development and operations at the pool!

Yours sincerely

Jane Gardiner

A FREEBORN PLACE  
ALSTONVILLE NSW 2477  
3rd AUGUST 2014

The General Manager,  
Ballina Shire Council,  
PO BOX 450,  
Ballina, NSW, 2478



Dear Mr Hickey,

I received an objection notice regarding DA 2014/333 which was left in my letterbox, which I did not return. I am not affected by the objections stated on the form.

I am writing for your advice about my concerns. My home is directly opposite the road onto the soccer fields. My concerns are excessive dust and the speed of dangerous drivers exiting the access road. The dust problem has diminished now the roads have been sealed to the kerb. I was wondering if a speed hump could be installed just in from the entrance near the existing street light. This would force reckless drivers into traffic calming.

I would appreciate it if you could please pass this request to the appropriate department.

My elderly mother sleeps in the front bedroom and has had many an anxious moment fearing a possible crash into our home

Thanking you in Anticipation,  
Yours Faithfully,  
Bamy Abratt



**William John Townend  
(BUrbRegPlan, MPIA)**

**ABN 92570103073**

---

1014.1 - Alstonville Preschool DA

22 August 2014

The General Manager  
Ballina Shire Council  
PO Box 450  
**BALLINA NSW 2478**

**Attn: Mr Dwayne Roberts**

**Dear Dwayne**

**RE: Submissions to Alstonville Preschool Development (DA No. 2014/333)**

I refer to the subject matter and present you with a response from WJ Townend – Town Planning relating to traffic generation, a response from Tim Fitzroy and Associates relating to noise generation and a response from Peter Lucena (Peter Lucena and Associates Pty Ltd) responding to a submission from McCartney Young Lawyers dated 7 August 2014.

**Traffic Generation**

Section 2 of the Traffic Report provided by Peter Lucena and Associates Pty Ltd relates specifically to the predicted traffic that will be generated by the proposed development and is in conjunction with Section 3.11.3 of the 'RTA Guide to Traffic Generating Development 2002'. Peak vehicle trips are estimated based on student numbers and are as follows:

8am – 9am – 1.4 trips per child equals 56 trips  
3pm – 4pm – 0.8 trips per child equals 32 trips

Below is a comment from Tim Fitzroy & Associates regarding noise:

*'The ACP will cater for up to 40 preschool age children throughout the school term (200 days per year). Up to eight staff will manage the facility.*

*The hours of operations will be Monday to Friday between the hours of 8am and 4pm during the NSW school term.*

*A review of the proposed Development Plans was undertaken to establish the location of any noise generating areas. Based on our review of the Development Plans noisy activities are limited to the sound of children's voices and the movement of vehicles for transport of children and staff. The development is free of noise generating plant and equipment relying on good design and building orientation to maximise natural ventilation and solar access.*

*Based on distance attenuation alone, without the benefit of building shielding, it is clear that noise generation from voices will not encroach on the project specific noise criteria (PSNC).*

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8 Music Street  
EAST LISMORE NSW 2480

Mobile: 0439421243  
e-mail: will\_townend@hotmail.com

**William John Townend  
(BUrbRegPlan, MPIA)**

**ABN 92570103073**

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*The predicted results indicate that noise from vehicle activity as a consequence of the proposed development would be of a short duration and are deemed to be insignificant at residential receivers.'*

For all other concerns please refer to all documentation that was lodged with the subject Development Application.

Should you have any questions in respect of this application, please contact the undersigned

**Yours faithfully**



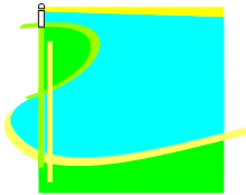
William John Townend  
BUrbRegPlan, MPIA

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e-mail: will\_townend@hotmail.com



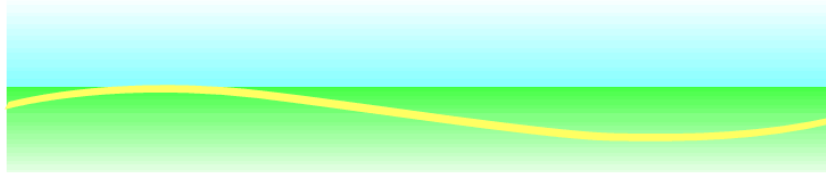
Peter Lucena  
& Associates  
Pty. Ltd.

consulting civil &  
structural engineers

structural engineering  
civil engineering  
building hydraulics  
geotechnical investigations  
project management

ABN 67 088 186 467

p.o. box 78  
Tintenbar 2478  
telephone:  
(02) 6687 8182  
facsimile:  
(02) 6687 8551  
email:  
office@lucenaconsulting.com.au



18 August 2014

WJ Townend Town Planning  
8 Music Street  
EAST LISMORE, NSW 2480

**Attn: Will Townend**

Dear Sir

**Re: Alstonville Preschool Development Application**

As requested we have reviewed documents available from Council on their website regarding submissions made to Council as part of the development assessment process. In particular we respond to a submission from McCartney Young Lawyers dated 7 August 2014.

The specific submission makes comments regarding engineering issues that have been submitted as part of the DA. I respond as follows:

### 1. Car parking

A car parking plan has been submitted as part of the Development Application. I understand that calculations of car parking numbers were made in accordance with Council's Car Parking Policy and described within the Statement of Environment Effects. Details of the car parking arrangement are included on plans prepared by my office and submitted with the Development Application.

In the car parking plan, we have identified one space as a disabled access car parking space. This space fully complies with the requirements of AS 2890.1 - Off street car parking code.

### 2. Stormwater investigation

We have undertaken an analysis of the stormwater behaviour within the surface drainage channel adjacent to the proposed building location. The purpose of the investigation was to identify the existing stormwater channel behaviour and confirm that this behaviour is not adversely impacted by the proposed development.

Criteria for the report were developed in consultation with Council's

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Works and Services Engineering Department. Recommendations of the report are that the building floor level be located at or above 138.0m AHD and that the existing earth embankment that lies between the stormwater channel and the building location be removed to allow a freer flow of stormwater. With these works undertaken, performance of the stormwater in the channel after the development will be very similar to the current conditions.

If you have any questions please do not hesitate to contact the undersigned.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Peter Lucena', with a small flourish at the end.

Peter Lucena  
**Peter Lucena and Associates Pty Ltd**

**GENERAL**

1. Development being carried out generally in accordance with the plans and associated documentation lodged by, or on behalf of, the applicant, including plans prepared by Bond and Associates Chartered Architects, Job No. 131002, Sheet No.'s A1, A2 and A3, Dated 22/06/2014 and plans prepared by Peter Lucena & Associates Pty Ltd, Job No.140318, Drawing No's C1, C2, C3 and C4, issue B, dated 01/07/14, except as modified by any condition in this consent.

2. Building Inspections

Where Council is the Principal Certifying Authority

Forty eight (48) hours notice is to be given to enable the following building works to be inspected during construction by the Council where Council is the Principal Certifying Authority. NOTE: All required sewer and water service plumbing drainage inspections are to be carried out by Council:

- a) Excavation for pier hole foundations prior to concrete pour.
- b) Prior to the pouring of any in-situ reinforced concrete building element.
- c) When the foundation trenches are open, the steel reinforcement in position before the concrete is poured.
- d) When the internal sewer drainage pipelines beneath the building have been laid by the licensed plumber so that a water test can be carried out before they are backfilled.
- e) When the steel is in position before any concrete floor slabs including patios and garages are poured.
- f) When the external sewer drainage lines have been laid by the licensed plumber so that a water test can be carried out before they are backfilled.
- g) When the external stormwater drainage lines have been laid and connected by a licensed plumber prior to backfilling.
- h) On completion of the framework with the roof covering and external wall cladding in position before the internal walls and ceilings are fixed.
- i) Prior to the covering of waterproofing flashings to any wet areas.
- j) On completion of the water supply "rough in" and/or plumbing stackwork prior to the internal lining of the building.
- k) On completion of the building before occupation and the issue of any occupation certificate.

**NOTE: These inspections are considered to be critical stage inspections required during construction. Failure to carry out these inspections is a breach of the *Environmental Planning & Assessment Act* and may jeopardise the issue of an Occupation Certificate.**

3. BCA compliance  
The buildings are to comply with the requirements of the Building Code of Australia and relevant Australian Standards.
4. Construction certificate to be consistent with DA  
Any Construction Certificate issued in association with this development must ensure that any certified plans are consistent (in terms of site layout, site levels, building location, size,

internal/external design, external configuration and appearance) with the approved Development Application plans.

5. Essential services  
The following services and equipment are essential services required to ensure the safety of persons in the building in the event of an outbreak of fire in the building.
  - Emergency lighting
  - Exit signs
  - Portable fire extinguishers

**PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE (Building)**

*The following conditions in this section of the consent must be complied with or addressed prior to the issue of any Construction Certificate relating to the approved development.*

6. Administration/inspection fees  
Where Council is not chosen as the Principal Certifying Authority, the relevant certificate registration fee and required sewer inspection fees are to be paid to Council in accordance with Council's Fee Schedule, prior to the issue of a Construction Certificate.
7. In accordance with Section 109F of the EP & A Act (Section 109 F) a Construction Certificate will not be issued with respect to the plans and specifications for construction works until any long service levy payable under section 34 of the Building and Construction Industry Long Service Payments Act 1986 has been paid. Currently this rate is 0.35% of the cost of the construction works costing \$25,000 or more. Works less than \$25,000 are not subject to the levy.
8. Construction Management Plan  
Prior to issue of a Construction Certificate, a Construction Management Plan is to be submitted and approved by Council's Civil Services Group. The Construction Management Plan is to be designed to minimise the potential conflict between construction activities, ongoing use and access to Crawford Park and neighbouring properties.
9. Prior to issue of a Construction Certificate an application under Section 68 of the Local Government Act is to be lodged with Council for the carrying out of all plumbing and drainage work. The application is to include full hydraulic details for the building and a covered bin storage area. Payment is also to be made of the appropriate application and inspection fees.
10. Civil works - Prior to the issue of the Construction Certificate, engineering design drawings shall be submitted to and approved by Council under Section 138 of the Roads Act 1993 and Section 68 of the Local Government Act 1993 for civil works. Details are to be in accordance with the current Northern Rivers Local Government Development Design and Construction Manuals and/or in accordance with other design requirements from Austroads and/or Roads & Maritime Services where specified.
  - Access driveway - At the developer's expense, the existing stub on Freeborn Place shall be extended to service the proposed development. The access driveway shall

be a minimum width of 6.0m. The pavement shall consist of a minimum 300mm of compacted roadbase quality material plus a minimum 25mm asphalt wearing surface. Inspection of the road widening is required by Council's Engineer (Ph 6686 4444) at the time of excavation and prior to sealing of the works. Should the inspection reveal unsatisfactory subgrade material, the developer shall be required to remove the unsuitable material for a further depth of 700mm and replace with approved sand fill.

11. Drainage Regrading – The existing drainage channel adjacent to the proposed development shall be regarded in accordance with Proposed Drain Regrading Plan, C3 Rev B. A soil and erosion management plan is to be submitted to Council detailing erosion mitigation measures for the disturbed areas proposed in the regrading plan.
12. Car parking & vehicular access – The development shall provide 10 car parking spaces including one disabled space. The design of all car parking and vehicular accesses are to be in accordance with the Australian Standard AS/NZS 2890.1:2004. Design plans are to be certified by a suitably qualified professional and approved by the Principal Certifying Authority prior to issue of the Construction Certificate.
13. Car parking for disabled - The design of all disabled car parking spaces are to be in accordance with Australian Standard AS/NZS 2890.6: 2009. Design plans are to be certified by a suitably qualified professional and approved by the Principal Certifying Authority prior to issue of the Construction Certificate.
14. Civil Inspection Fee, Section 138 Fee & Construction Bond  
Prior to the issue of a Section 138 Certificate, a Section 138 Certificate application is to be made as well as the following fees and bond are to be paid to Council which includes the amount of Goods and Services Tax payable. The fees and bond are subject to review and may vary from the time of consent till time of payment:
  - Section 138 application fee: Refer to Council's Schedule of Fees & Charges
  - Civil Inspection Fee: Equal to 3% of the estimated cost of the civil works generated by Councils Asset Spreadsheet (Refer to Council's Schedule of Fees & Charges for minimum fees)
  - Civil Construction Bond: Equal to 5% of the estimated cost of civil works generated by Councils Asset Spreadsheet (Refer to Council's Schedule of Fees & Charges for minimum fees)

The Civil Construction Bond is taken and may be used by Council to cover the cost of any damage to Council's assets (eg sewer systems, footpaths, kerb and guttering etc) arising from private development work. The bond will be refunded upon completion of the development should no such damage occur.

15. Stormwater management plan - The provision of stormwater controls on site shall be in accordance with the Water Sensitive Design requirements of Council's Development Control Plan Chapter 2 – Section 3.9 - Stormwater Management. A Stormwater Management Plan which includes the car parking area must be submitted to and approved by the Principal Certifying Authority prior to the issue of the Construction Certificate.

16. Water connection (standard) - The applicant shall be responsible for all costs associated with the connection of Council's reticulated water supply system to the development in accordance with the Northern Rivers Local Government Development Design & Construction Manuals. Design plans are to be submitted to and approved by Council prior to issue of the Construction Certificate.
17. Sewer Connection (standard) - The applicant shall be responsible for all costs associated with the connection of Council's sewer system to the development in accordance with the Northern Rivers Local Government Development Design & Construction Manuals. Design plans are to be submitted to and approved by Council prior to issue of the Construction Certificate.
18. Adequate provision must be made on site for the storage and disposal of solid and liquid wastes from the development. Details of the location and method of storing and disposing of solid wastes must be submitted to and approved by Council prior to the release of the Construction Certificate.
19. Identified acoustic construction measures, as specified in recommendations of Noise Impact Assessment dated 30 June 2014 prepared by Tim Fitzroy & Associates, shall be incorporated into the final construction plans.
20. The acoustic consultant is to provide certification to Council prior to the release of the Construction Certificate, that the recommended acoustic treatments have been incorporated into the construction plan.
21. Developer Contributions  
Prior to issue of a Construction Certificate where building works are proposed, payment to Council of non-refundable monetary contributions shall be made towards the provision of public services, infrastructure and amenities, which are required as a result of the development in accordance with the following contribution plans prepared under Section 94 of the Environmental Planning & Assessment Act, 1979 :

<b>Contribution Plan/Development Servicing Plan</b>	<b>Adopted</b>
Ballina Shire Contributions Plan 2008	23 October 2008
Ballina Shire Roads Contribution Plan 2010	25 February 2010
Ballina Shire Carparking Contributions Plan 2014	14 May 2014
Ballina Shire Heavy Haulage Contribution Plan	27 October 2011

The Contribution Plans provide for the indexing of contribution amounts and are also subject to amendment. The contribution rates payable will be the rates that are applicable at the time payment is made. Copies of the Contribution Plans may be viewed at Council's Customer Service Centre, Cherry Street, Ballina or on Council's website [www.ballina.nsw.gov.au](http://www.ballina.nsw.gov.au).

The Contribution amounts applicable at the time this consent is issued are as per Schedule 1 (**attached**).



22. Developer Charges

Prior to issue of a Construction Certificate where building works are proposed, payment to council of non-refundable monetary charges shall be made towards the provision of bulk water supply, water reticulation and sewer infrastructure which are required as a result of the development in accordance with the charges set by Ballina Shire Council and Rous Water as water supply authorities under the Water Management Act 2002. The amount payable will be the assessed additional equivalent tenements generated by the development multiplied by the charge applicable at the time of payment.

Certificates of Compliance pursuant to Section 306 of the Water Management Act 2002 shall be deemed to have been issued where the required charges have been paid and all construction works required by the water supply authority for the development have been completed.

The charges are currently guided by the following development servicing plans:

<b>Water Supply Authority</b>	<b>Contribution Plan/Development Servicing Plan</b>	<b>Adopted</b>
Ballina Shire Council	Ballina Shire Council Water Supply Infrastructure Development Servicing Plans	27 May 2004
Ballina Shire Council	Ballina Shire Council Sewerage Infrastructure Development Servicing Plans	27 May 2004
Rous Water	Rous Water Development Servicing Plan	April 2009

The Development Servicing Plans provide for the indexing of charges and are also subject to amendment and replacement. The charges payable are the charges set by the water supply authorities at the time payment is made. Copies of the Development Servicing Plans may be viewed at Council's Customer Service Centre, Cherry Street, Ballina or on Council's website [www.ballina.nsw.gov.au](http://www.ballina.nsw.gov.au).

It should be noted that Ballina Shire Council acts a Rous Water's agent in the collection of Rous Water Bulk Water Supply Charge for developments that are connected to the Ballina Shire water supply.

The charges applicable at the time this consent is issued are included in Schedule 1 (**attached**).

**PRIOR TO CONSTRUCTION WORK COMMENCING**

*The following conditions in this section of the consent must be complied with or addressed prior to commencement of construction works relating to the approved development.*

23. Construction Certificate

Prior to construction of the approved development it is necessary to obtain a Construction Certificate. Either Council or an appropriately accredited certifier may issue a Construction Certificate. A separate application, complete with detailed plans and specifications, must be made to the Principal Certifying Authority for a Construction Certificate.

24. Appointment of Principal Certifying Authority  
Where Council is not nominated as the Principal Certifying Authority (PCA), the person having the benefit of this development consent is to submit written notification to Council, at least two (2) days prior to the commencement of any works, giving the name and details of the Principal Certifying Authority, in accordance with the requirements of Section 81A(2) of the Environmental Planning & Assessment Act 1979 (as amended).
25. Notice of commencement  
Where Council is not nominated as the Principal Certifying Authority (PCA), the person having the benefit of this development consent is to submit written notification to Council, at least two (2) days prior to the commencement of any works, giving the date of commencement and details of the Development Consent and associated Construction Certificate, in accordance with the requirements of Section 81A(2) of the Environmental Planning & Assessment Act 1979 (as amended).
26. Erection of Signs
- (1) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
    - a) showing the name, address and telephone number of the Principal Certifying Authority for the work, and
    - b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
    - c) stating that unauthorised entry to the work site is prohibited.
  - (2) Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
  - (3) This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.
  - (4) This clause does not apply in relation to Crown building work that is certified, in accordance with Section 109R of the Act, to comply with the technical provision of the NSW Government's building laws.
27. Building waste containment  
A suitable waste container capable of holding blowable type building waste must be made available on the building site during the course of construction. Building waste such as paper, plastic, cardboard, sarking etc. must be regularly cleaned up and placed in the waste container so that it cannot be blown off the building site and litter the locality.
28. Builder's toilet  
A suitable builder's toilet is to be provided on-site before building work commences. Such facility is to either connect to Council's sewer or a suitable approved chemical closet is to be provided.
29. Notice of commencement of civil works - Prior to the commencement of construction, the contractor must submit a completed copy of the "Notice of Commencement of Civil Development Work" form and a copy of their \$10M Public Liability Insurance Policy to Council. Copies of the form are available from Council's website.

30. Traffic control - All traffic control shall be in accordance with the NSW Roads and Traffic Authority "Traffic Control at Works Sites Manual". A Traffic Control Plan must be prepared and submitted to Council by a person holding a current "Design & inspect Traffic Control Plan" qualification. The traffic control plan must be certified and include the designers Name & Certificate Number. Details are to be submitted to Council prior to the commencement of construction.

**DURING CONSTRUCTION**

*The following conditions in this section of the consent must be complied with or addressed during the course of carrying out the construction works relating to the approved development.*

31. The hours of operation for any noise generating construction activity (including the delivery of materials to and from the site) on the proposed development are to be limited to within the following times:

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 1.00pm

No noise generating construction activities are to take place on Sundays or public holidays.

Should construction works be required outside of these hours application must be made to and be approved by Council prior to the commencement of works outside of the permitted hours. Should works outside of these hours be approved, residents likely to be affected must be notified of the timing and duration of the works at least 48 hours prior to the commencement of works.

32. No storage of materials on Council land  
There shall be no storage of building materials, plant or equipment on the road, footway or reserve areas without the prior written consent of Council.
33. An Erosion and Sediment Control Plan (ESCP) which has been prepared in accordance with the requirements of Managing Urban Stormwater – Soils and Construction, LANDCOM, March 2004 must be implemented in full during the construction period.
34. Provision shall be made for dispensing liquid soap or detergent and for single use towelling (preferably from wall mounted dispensers) at the designated hand wash basin provided in the food preparation area.
35. The kitchen must have hand washing facilities that are:
- a) located where they can be easily accessed by food handlers so that they need not travel more than 5 metres from any place where exposed food is handled;
  - b) connected to a supply of warm running potable water dispensed from a single spout or mixer set;
  - c) of a size that allows easy and effective hand washing, and
  - d) clearly designated for the sole purpose of washing hands, arms and face.
36. Wash hand basins are to be provided adjacent to the toilet cubicle to which food handlers have access and shall be supplied with warm running water dispensed from a single spout

or mixer set. An adequate supply of liquid soap and disposable towels delivered from a purpose designed dispenser shall be provided in a convenient location to the hand basins.

37. The design and construction of the food premises must permit the premises to be effectively cleaned, not permit the entry of pests and not provide for the harborage of pests.
38. Cupboards, shelves, equipment, counters and the like shall be constructed so that they:
  - a) do not form any cavities which may provide access or harborage for pests,
  - b) are able to be easily and effectively cleaned, and
  - c) provide a minimum of 200 mm clearance from the floor or are supported on wheels able to support the weight of the equipment.
39. Any new information which comes to light during construction works which has the potential to alter previous conclusions about the site contamination must be immediately notified to the Council and the Principle Certifying Authority.
40. All construction or the like waste is to be transported and disposed of to an approved waste facility. If alternative disposal methods are to be sought, written approval is to be granted by Council. It is an offence to transport waste to a place that can not lawfully be used as a waste facility.
41. A single all weather accessway is to be provided on site that extends from the kerb to the building construction site. All construction vehicles are to enter and exit the site via this accessway so as to minimise erosion on site and prevent the movement of soil material onto surrounding roadways (if required provide a 'shake down' grid area for truck wheel washing). When necessary, roadways shall be swept and all drains and gutters cleaned of sediment material. Failure to comply with this requirement may result in an on-the-spot fine being issued by an Authorised Officer of Council.
42. To prevent the pollution of waterways, the applicant/builder is to ensure adequate sediment and erosion control measures are in place prior to the commencement of works. These are to be maintained during the construction of the project until the site has been stabilised by permanent vegetation cover or a hard surface. This is to include:
  - The prevention of soil erosion and the transportation of sediment material into any roadway, natural or constructed drainage systems, watercourse and or adjoining land;
  - Service trenches being backfilled as soon as practical;
  - Downpipes being connected as soon as practical or the use of temporary downpipes;
  - Buffer vegetation zones being retained on sites that adjoin roadways, drainage systems and or watercourses;
  - Sediment and erosion control measures are to be maintained throughout the construction process and beyond by the owner, where necessary.

**Failure to comply with this requirement may result in an on-the-spot fine being issued by an Authorised Officer of Council.**

43. Sediment and erosion control measures shall be installed and effectively maintained to control stormwater runoff. All disturbed areas shall be immediately stabilised and revegetated on completion of earthworks.
44. If necessary dust control measures such as wetting down, covering stockpiles and physical barriers shall be used to control and prevent a dust nuisance to surrounding properties.
45. The discharge of sediment and waste materials including concrete waste, paint, plaster and the like material into any roadway, natural or constructed drainage system, watercourse and/or adjoining land constitutes a breach of development approval conditions. Council's Authorised Officers may issue a Clean Up Notice, Prevention Notices and/or an on-the-spot fine in accordance with the Protection of the Environment Operations Act 1997.
46. The applicant shall ensure that any fill material imported to the site for the proposed development is obtained from fill sources that have an approved testing regime. The supplier of the fill material must certify to Council at the completion of the construction of the development that the material was free of contaminants, being natural or otherwise.
47. All civil construction works shall be completed in accordance with the minimum requirements of the Northern Rivers Local Government Development Construction Manuals.
48. Traffic Control - All traffic control during construction shall be in accordance with the Roads and Traffic Authority - Traffic Control at Work Sites Manual and the certified traffic control plan. At least one person at the site must be qualified to "Apply Traffic Control Plans" (Yellow Card).
49. Inspection (road and drainage) - Inspection and approval of the road and drainage works approved within the road reserve is required by Council's Engineer (Ph 6686 4444) at the time of excavation and prior to sealing of the works. Should the inspection reveal unsatisfactory subgrade material, the developer shall be required to remove the unsuitable material for a further depth of 700 mm and replace with approved sand fill.
50. Inspection (water and sewer) - Council's Engineer must inspect and approve construction works associated with the connection of the development to Council's water and sewer mains. Council's Engineer must be contact on telephone 6686 4444 at the time of the excavation and connection.
51. Damage to Council infrastructure - Damage to any grass verge, footpath, kerb and guttering, utility services or road within the road reserve as a result of construction works related to the development shall be immediately reinstated to a satisfactory and safe condition. Council's Engineer must be contacted on telephone 6686 4444 at the time any damage occurs to ensure appropriate reinstatement works are undertaken.
52. Finished floor level - The finished floor height of the building is to be constructed at a minimum RL of 138.1 metres AHD. A Surveyor's certificate verifying compliance with this height is to be submitted to the Principal Certifying Authority at completion of slab formwork stage, prior to concrete pouring, or upon completion of the timber floor prior to work proceeding beyond this stage. Where filling is utilised to raise the slab level and

extends to the outside of the building, such filling is to be adequately retained and drained to the stormwater drainage system, to ensure stormwater is not directed onto adjoining properties.

**PRIOR TO ISSUE OF AN OCCUPATION CERTIFICATE**

*Unless otherwise stated all development and works referred to in other sections of this consent are to be completed together with the following conditions prior to occupation or use.*

53. Occupation Certificate  
The building is not to be occupied until an Occupation Certificate has been issued by the Principal Certifying Authority.
54. Fire safety certificate  
On completion of the erection of the building, the owner is required to provide Council with a Fire Safety Certificate certifying that all essential services installed in the building have been inspected and tested by a competent person and were found to have been designed and installed to be capable of operating to the minimum standard required by the BCA.
55. The applicant shall construct and fit-out the premises in accordance with the provisions of the Australian Food Safety Standards 3.1.1, 3.2.2 and 3.2.3. The applicant is responsible to ensure compliance with the Standards and Council will not accept responsibility at the time of final inspection for premises that are not in compliance with the Standards, regardless of the approved plans. Reference shall be made to the AS 4674 – 2004 “Design, Construction and Fit-Out of Food Premises” for guidance on construction of food premises. A professional services fee shall be paid for the final inspection carried out by Council’s Environmental Health Officer.
56. Notification of the business details to the NSW Food Authority is required prior to commencement of trading. This can be completed online at [www.foodnotify.nsw.gov.au](http://www.foodnotify.nsw.gov.au).
57. Trading must not commence until the premise has been inspected and approved by Council’s Environmental Health Officer and an application has been made to Council to register the business on Council’s “Commercial Premises Register” and the appropriate fee paid (not-for-profit community groups are exempt from paying the registration/inspection fee).
58. In accordance with Ballina DCP 2012, Chapter 2, Section 3.6 'Mosquito Management' all windows, external doors and other openings must be provided with effective insect screening.
59. The acoustic consultant shall provide Council with certification that the development complies with the acoustic specifications identified in the Noise Assessment Report dated 30 June 2014 or as amended, by Tim Fitzroy & Associates, prior to the release of the Interim and or Final Occupation Certificate.
60. Civil works - All civil works approved with the Construction Certificate under Section 138 of the Roads Act 1993 and Section 68 of the Local Government Act 1993, are to be completed to the satisfaction of Council prior to issue of an Occupation Certificate. All works are to be completed in accordance with the Northern Rivers Local Government Development Design and Construction Manuals.

61. Works as executed (drawings) - Prior to the release of the Occupation Certificate, the applicant shall submit to Council a hard copy of a 'Works-as-Executed' (WAE) drawing at scale of 1:500 in addition to an electronic copy of the WAE information in AutoCAD and PDF format. Separate drawings shall be provided for roads, water, sewer and stormwater drainage. The applicant shall be deemed to have indemnified all persons using such drawings against any claim or action in respect of breach of copyright.
62. Works as executed (asset listing) - Prior to the release of the Occupation Certificate and in connection with the 'Works-as Executed' drawings the proponent shall submit an electronic listing of all road, stormwater, water and sewer assets generated by the development. Copies of the Asset spreadsheet are available from Council's website.
63. Car parking (standard) - The construction of all car parking and vehicular accesses is to be in accordance with the approved Construction Plans and Australian Standard AS/NZS 2890.1: 2004. All works are to be certified by a suitably qualified consultant prior to issue of the Occupation Certificate.
64. Car parking (disabled) - The construction of all disabled car parking spaces is to be in accordance with the approved Construction Plans and Australian Standard AS /NZS 2890.6: 2009. All works are to be certified by a suitably qualified consultant prior to issue of the Occupation Certificate.
65. Stormwater - Prior to the issue of an Occupation Certificate, certification must be provided to the Principal Certifying Authority that all stormwater works have been provided in accordance with the approved Construction Plan and the approved Stormwater Management Plan. Overland flow paths must not to be impeded through structures or landscaping and must direct stormwater flows to the public drainage system and not onto adjoining properties. This certification is to be provided by an Engineer competent in the field of stormwater design and familiar with all aspects of the project.
66. Water and Sewer - The completion of all water supply and sewer works in accordance with the approved Construction Plans and in accordance with the Northern Rivers Local Government Development Design & Construction Manuals. All works are to be completed and approved by Council prior to issue of the Occupation Certificate.
67. Maintenance bond - Prior to the issue of an Occupation Certificate, the following maintenance bond must be paid to Council which includes the amount of Goods and Services Tax payable. The bond is subject to review and may vary at the actual time of payment:

Civil Maintenance Bond: Equal to 5% of the estimated cost of the civil works (min \$1000)

A maintenance period of 12 months will apply from the date of issue of an Occupation Certificate. The bond may be used by Council to maintain, repair or rectify works that are failing. The bond will be refunded upon completion of the 12 month period should no such failure occur.

**CONDITIONS OF USE/DURING OCCUPATION**

*The following conditions in this section of the consent are to be complied with in the day-to-day use or operation of the approved development.*

68. Fire safety statement  
The owner of the building must provide Council with an annual Fire Safety Statement at least once in each twelve months certifying that the essential and statutory fire safety measures in the building have been inspected and tested by a competent person and were found to have been designed, installed and capable of operating to the minimum standard required by the Fire Safety Schedule. A copy of the Annual Fire Safety Statement together with a copy of the Fire Safety Schedule are to be forwarded to the Commissioner, NSW Fire Brigades, and a copy of the Fire Statement and Schedule, prominently displayed in the building.
69. A regular pest control program is to be implemented and maintained throughout the premises.
70. All waste generated on site is to be disposed to and stored in the nominated waste area/s.
71. Waste collection must occur as required to prevent the creation of an odour or pest nuisance.

**REASONS FOR CONDITIONS**

- ensure compliance with the requirements of the Environmental Planning & Assessment Act, 1979;
- ensure compliance with the objectives of the Ballina Local Environmental Plan, 2012;
- ensure an appropriate level of amenities and services is available;
- protect the existing and likely future amenity of the locality;
- maintain, as far as practicable, the public interest;
- ensure compliance with the Building Code of Australia and relevant Australian Standards;
- ensure satisfactory compliance with relevant Council plans, codes and policies.

**ADVISORY MATTERS**

**1. Disability Discrimination Act 1992**

The granting of this consent does not imply or confer compliance with the requirements of the *Disability Discrimination Act 1992 (DDA)*. The applicant is advised to investigate any liability that may apply under that Act. *Australian Standard AS 1428 – Design for Access and Mobility* should be consulted for guidance. The prescriptive requirements of Part 1 of the Standard apply to certain buildings requiring development consent.

Compliance with the BCA does not guarantee compliance with the DDA. The BCA provides important access provisions however:

- (a) it does not cover all developments that are subject to the provisions of the DDA;
- (b) it focuses primarily on access for people with disabilities which affect their mobility and does not address other disabilities, such as sensory disabilities; and



(c) while it mandates improved access for people with disabilities, it is not framed in terms of "equality of access".

You are therefore advised to investigate your liability under the DDA with respect to any existing and proposed future works.

**2. Protection of the Environment**

The development is to be operated in accordance with the provisions of the *Protection of the Environment and Operations Act 1997* as it applies to issues of air quality, noise generation, water and wastewater quality.

**3. Noise control**

Use of the premises/services/equipment/ancillary fittings shall not give rise to an "offensive noise" as defined under the provisions of the *Protection of the Environment & Operations Act 1997*.

**4. WorkCover requirements**

The premises shall be operated in accordance with the requirements of the WorkCover Authority.

**5. Wastewater management advice**

All work carried out in connection with this approval must comply with any applicable standard established by the *Local Government (Approvals) Regulation 1993*, the *Local Government (Water, Sewerage and Drainage) Regulation 1993*, or by or under the Act.

**Advisory Note:**

**The applicant is advised to take care in ensuring that no damage is done to or unauthorised modifications are carried out on either Council's or any other organisation's underground infrastructure assets. Any Council sewer, stormwater or water main or other organisation owned electricity supply or telecommunication facility is not to be damaged or altered in any way without the necessary approvals being obtained beforehand from the relevant server.**

You are advised to contact the following:

- Council - for information on sewer, water supply & stormwater
- Rous Water - Water Supply for Rous Water Authority controlled areas
- "Dial Before You Dig" - for other service infrastructure

The information relating to your property is to be obtained prior to any works commencing.

**SCHEDULE 1**

<b>Contribution</b>	<b>Receipt Code</b>	<b>Contribution Unit</b>	<b>Rate per contribution Unit</b>	<b>Total Contribution Units Payable</b>	<b>TOTAL COST</b>
Alstonville Roads 2010	5202	equivalent residential allotment	<b>\$11,161.00</b>	0.6946	\$7,752.43
Roads Administration 2010	5203	equivalent residential allotment	\$169.00	0.6946	\$117.39
Alstonville Sewerage (DSP Area E)	3006	equivalent tenement	\$3,962.00	2.0000	\$7,924.00
Alstonville Water (DSP Area B)	2006	equivalent tenement	\$3,541.00	1.2000	\$4,249.20
Rous Water 2009	5001	equivalent tenement	\$9,091.00	1.2000	\$10,909.20
<b>TOTAL</b>					<b>\$30,952.22</b>