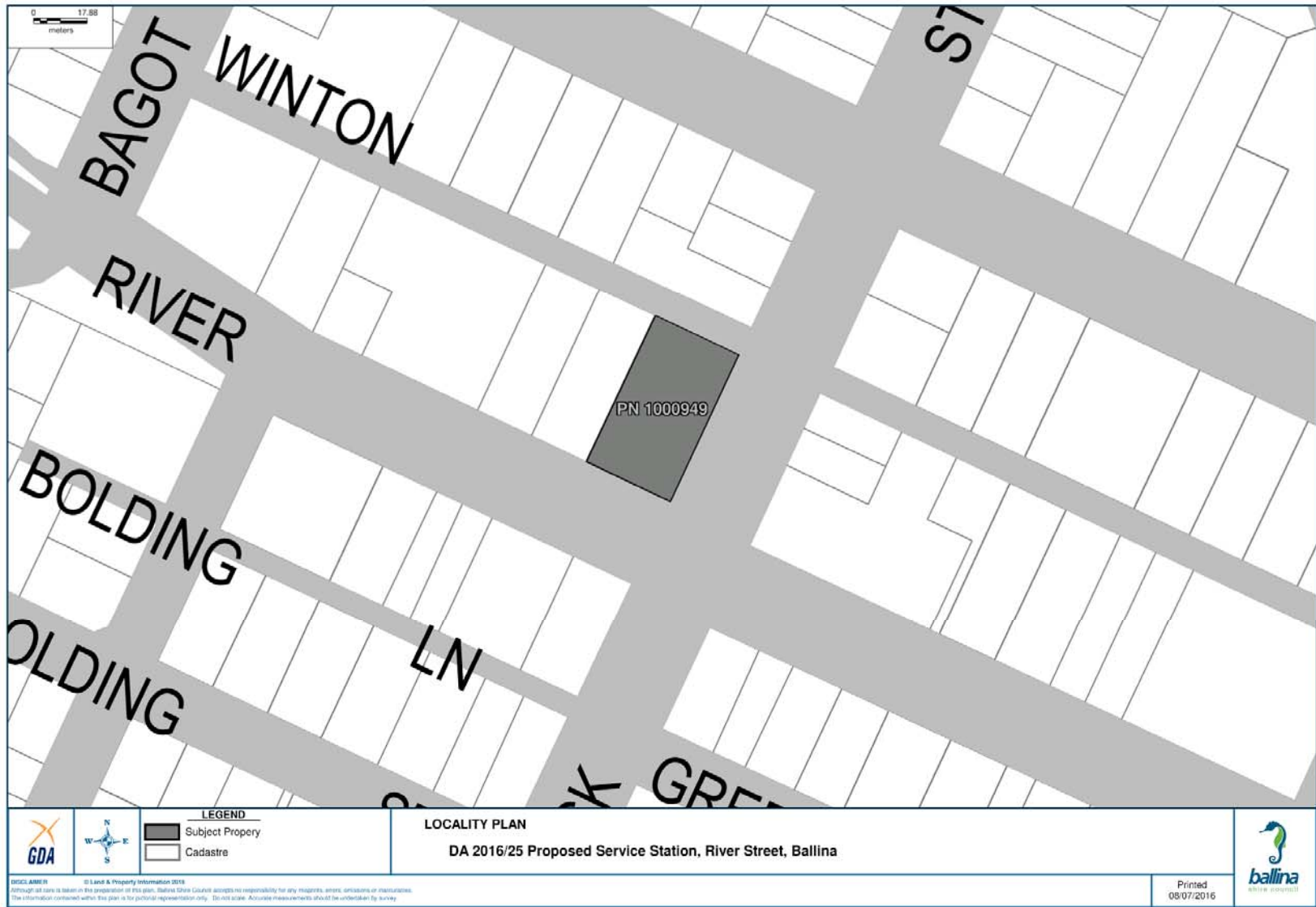


8.1 DA 2016/25 - Service Station, River Street, Ballina.DOC



8.1 DA 2016/25 - Service Station, River Street, Ballina.DOC



**AREA SCHEDULE:**

TOTAL SITE AREA -	1641m <sup>2</sup>
FUEL SHOP -	143m <sup>2</sup>
CAR SPACES PROVIDED -	6 cars

ALL AREAS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY

B	PLANNING PERMITS	28	18/01/16
A	PLANNING PERMITS	28	18/01/16
B	PLANNING PERMITS	KL	21/03/15
PL	PRELIMINARY PERMITS	KL	18/12/15
PL	PRELIMINARY PERMITS	PL	09/12/15
PL	PRELIMINARY PERMITS	KL	20/11/15
REV	PRELIMINARY PERMITS	REV	01/12/15



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1/15/16 1:00 PM - 1:30 PM  
 1/15/16 2:00 PM - 2:30 PM  
 1/15/16 3:00 PM - 3:30 PM  
 1/15/16 4:00 PM - 4:30 PM  
 1/15/16 5:00 PM - 5:30 PM  
 1/15/16 6:00 PM - 6:30 PM  
 1/15/16 7:00 PM - 7:30 PM  
 1/15/16 8:00 PM - 8:30 PM  
 1/15/16 9:00 PM - 9:30 PM  
 1/15/16 10:00 PM - 10:30 PM  
 1/15/16 11:00 PM - 11:30 PM  
 1/15/16 12:00 PM - 12:30 PM  
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 1/15/16 9:00 PM - 9:30 PM  
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 1/15/16 12:00 PM - 12:30 PM

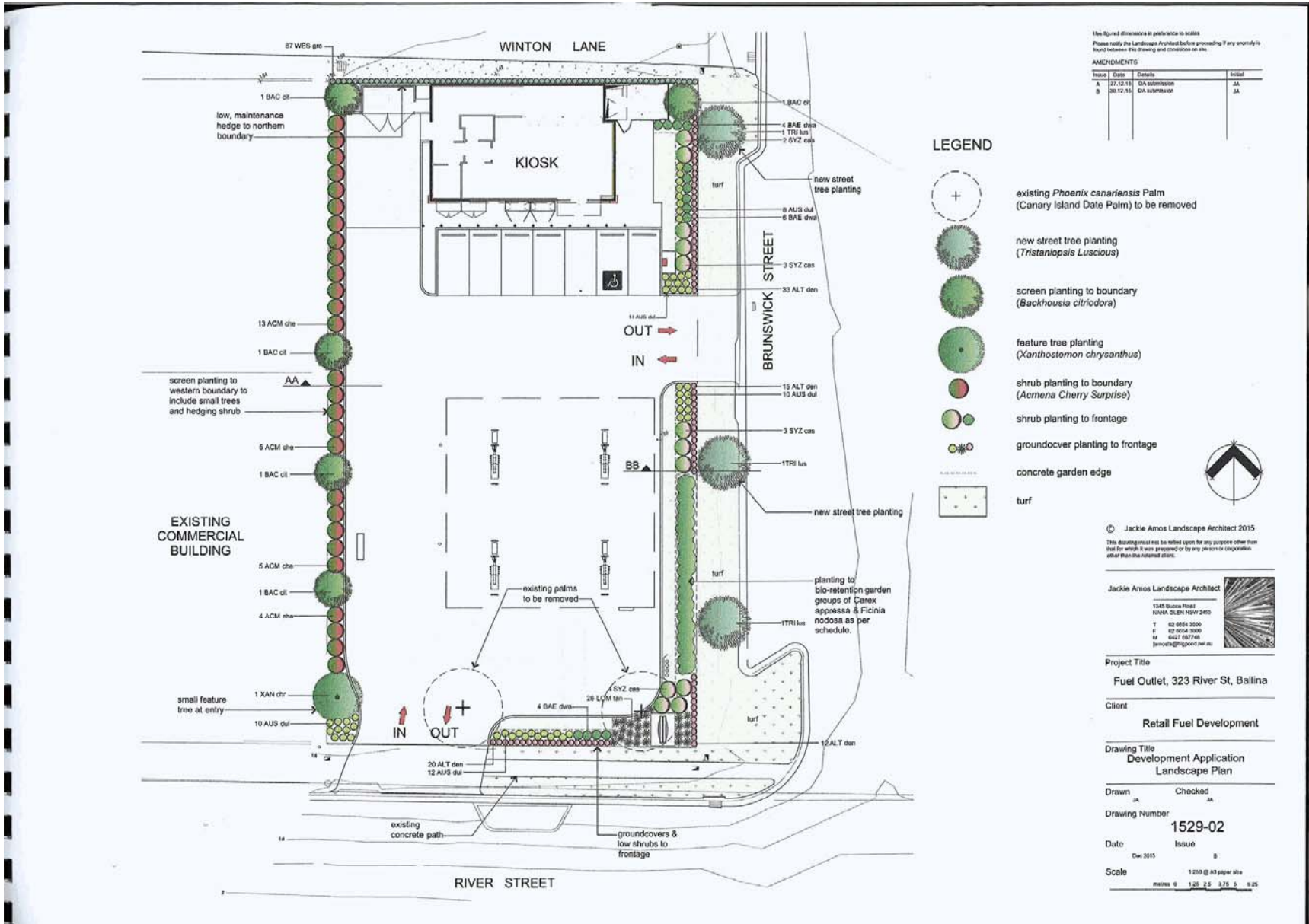
**PROPOSED FUEL FILLING STATION**

PROJECT NUMBER  
 323 RIVER STREET  
 BALLINA  
 NSW 2478  
 DRAWING THE  
 PROPOSED SITE PLAN

CLIENT  
 RETAIL FUEL GROUP PTY LTD

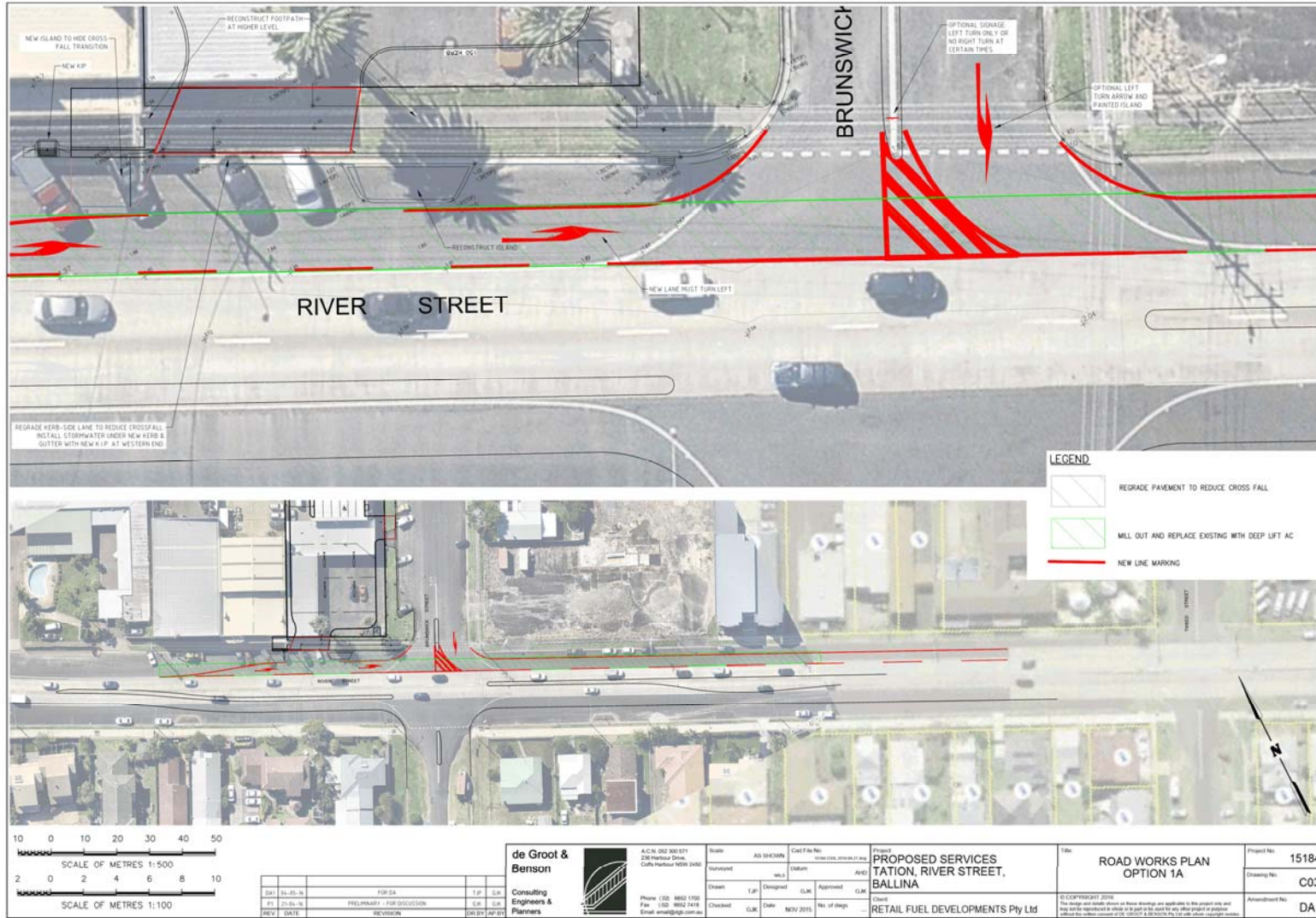
DATE	SCALE	REVISION
JUL '15	1:200	AB
DATE	SCALE	REVISION
KL	AB	
DATE	SCALE	REVISION
PLANNING		
PROJECT NO.	TP.03	B
15162		

8.1 DA 2016/25 - Service Station, River Street, Ballina.DOC





8.1 **DA 2016/25 - Service Station, River Street, Ballina.DOC**



10 0 10 20 30 40 50  
 SCALE OF METRES 1:500  
 2 0 2 4 6 8 10  
 SCALE OF METRES 1:100

REV	DATE	DESCRIPTION	BY	CHK
01	17.05.16	PRELIMINARY - FOR DISCUSSION	ELK	GR
02	18.05.16	FOR DA	T.P	GR

**de Groot & Benson**  
 Consulting Engineers & Planners

A.C.N. 002 300 571  
 236 Harbour Drive,  
 Coffs Harbour NSW 2450

Phone: (02) 8862 1102  
 Fax: (02) 8862 7418  
 Email: [enquiries@dgpb.com.au](mailto:enquiries@dgpb.com.au)

Author	AS SHEKSON	Coord File No.	10106 0001 000101 01
Illustrated	WELLS	Ultimate	AP/02
Checked	ELK	Designed	ELK
Approved	ELK	Checked	ELK
Date	NOV 2015	No. of days	

Project: **PROPOSED SERVICES TATION, RIVER STREET, BALLINA**

Client: **RETAIL FUEL DEVELOPMENTS Pty Ltd**

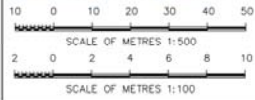
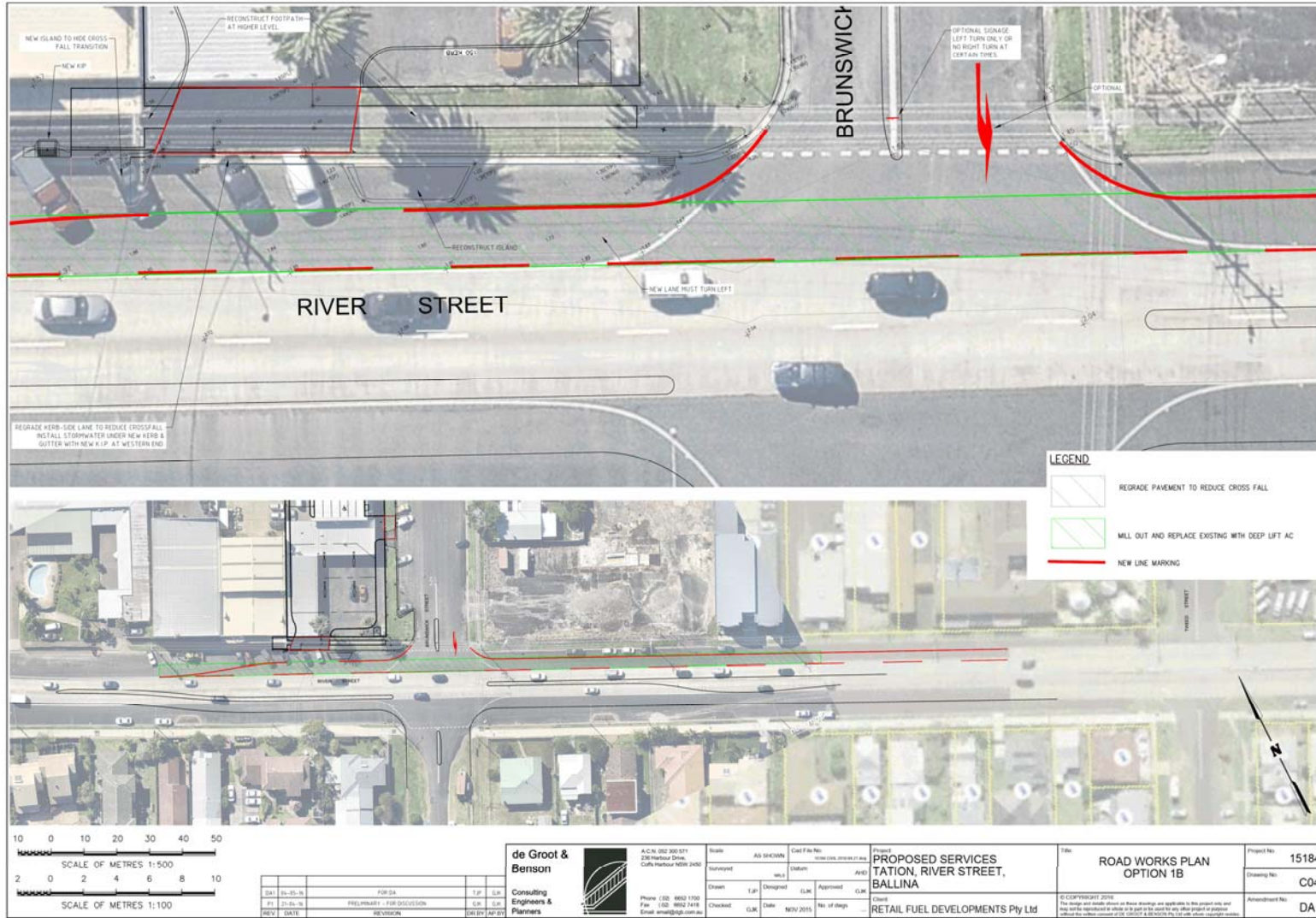
Title: **ROAD WORKS PLAN OPTION 1A**

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Project No.	15184
Drawing No.	C03
Attachment No.	DA1



8.1 DA 2016/25 - Service Station, River Street, Ballina.DOC



REV	DATE	DESCRIPTION	BY	CHK
01	21.05.16	PRELIMINARY - FOR DISCUSSION	ELK	GR
02	08.06.16	FOR DA	TJP	GR

**de Groot & Benson**  
Consulting Engineers & Planners

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236 Harbour Drive,  
Coffs Harbour NSW 2450

Phone: (02) 8662 1102  
Fax: (02) 8662 7418  
Email: [enquiries@dg.com.au](mailto:enquiries@dg.com.au)

Author	AS SHEKSON	Coord File No.	15184-001-001-01-01
Illustrated	WELLS	Ultimate	AK/ED
Drawn	EJP	Designed	ELK
Checked	ELK	Date	NOV 2015
		No. of sheets	...

Project: **PROPOSED SERVICES TATION, RIVER STREET, BALLINA**

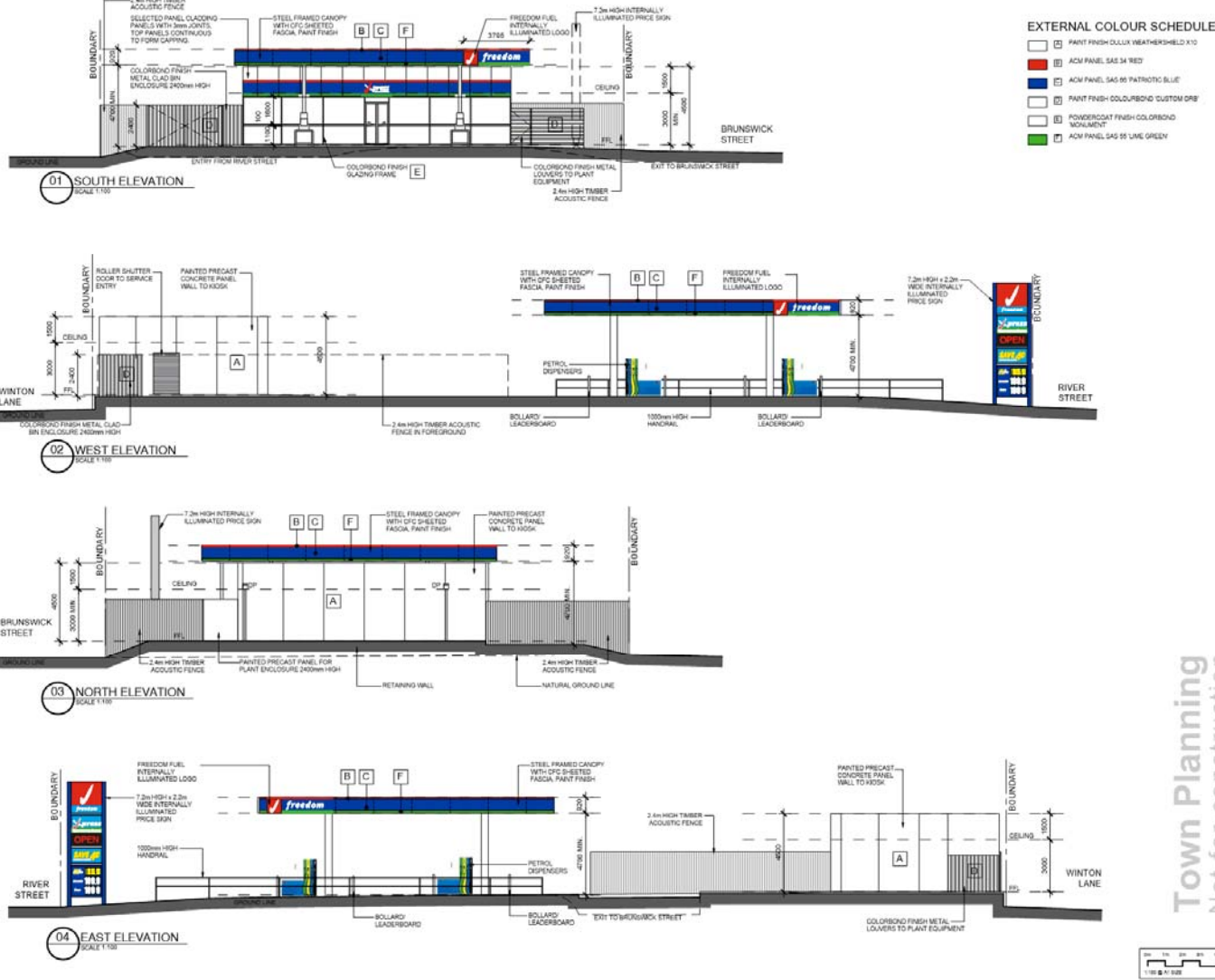
Client: **RETAIL FUEL DEVELOPMENTS Pty Ltd**

Title: **ROAD WORKS PLAN OPTION 1B**

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Project No.	15184
Drawing No.	C04
Attachment No.	DA1

8.1 DA 2016/25 - Service Station, River Street, Ballina.DOC



R	PLANNING ISSUE	25	15/08/16
A	PLANNING ISSUE	26	16/01/16
P	PLANNING ISSUE	28	10/11/15
B	PLANNING ISSUE	31	01/08/15
E	PRELIMINARY ISSUE	34	24/10/15
PT	PRELIMINARY ISSUE	37	03/11/15
REV	AMENDMENT DETAILS	38	04/12/15



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Town Planning  
Not for construction

PROJECT  
PROPOSED FUEL FILLING STATION

PROJECT ADDRESS  
323 RIVER STREET  
BALLINA  
NSW 2478

CLIENT  
RETAIL FUEL GROUP PTY LTD

DATE	SCALE	NO.
JUL '15	1:100	
DESIGNER	DRAWN	
ML	AB	
PROJECT		
PLANNING	PROPOSED	STATUS
15162	TP.05	C
		25/01/08



8.1 DA 2016/25 - Service Station, River Street, Ballina.DOC



Town Planning  
Not for construction



---

**NSW POLICE**  
**Richmond Local Area Command**  
**Crime Management Unit**



---

5 Zadoc Street, Lismore NSW 2480

Telephone: - 02-66260569.

Email: [ryanllal@police.nsw.gov.au](mailto:ryanllal@police.nsw.gov.au)

The General Manager  
Ballina Shire Council  
Tamar Street,  
Ballina NSW 2480

**Attention:** Mr Anthony Peters

**Proposed Redevelopment of Lot 12 DP 1086670, 323 River Street BALLINA**  
**Development Application No. 2016.25**

Assessment of Development Application Using Crime Prevention Through Environmental Design (CPTED) Principals. Section 79C Planning and Assessment Act.

Recommendations;

- CCTV surveillance cameras shall be strategically installed, operated and maintained throughout the premises with particular coverage to:
  - Principal entrance/s and exits;
  - All of the areas within the premise occupied by the public (excluding toilets);
  - The area within a 25m radius external to the public entrance(s) and surrounding the building.
  - A visual monitor shall be installed on each level of the premise to display clear live security CCTV footage of that area, to the attending patrons.
  - A visual monitor shall be located at the principal entrance alerting customers to the use of CCTV facilities.
- (a) Suitable and clearly visible signage shall be displayed at the principal entrance(s) to the premises, in lettering not less than 50mm in height with the words "Closed Circuit Television in use on these premises".

1



(b) All CCTV recording equipment and cameras is to be of high grade digital quality capable of identification and facial recognition.

(c) A fixed digital video surveillance camera located at the principal entrance. Suitable signage to be appended at the entrance, alerting visitors that the facility exists and will be utilised if required.

(d) CCTV recording equipment shall be retained for 30 days before being re-used, destroyed or deleted. Copies must be handed to council and police.

(e) The CCTV recording equipment shall be able to immediately reproduce a copy of recorded footage on demand of council or police officers, or within 12 hours of the request being made.

**Disclaimer:**

NSW Police has a vital interest in ensuring the safety of members of the community and their property. By using recommendations contained within this document, any person who does so acknowledges that:

- It is not possible to make areas evaluated by NSW Police absolutely safe for the community and their property.
- Recommendations are based upon information provided to, and observations made by NSW Police at the time the document was prepared.
- The evaluation/report is a confidential document and is for use by the person/organisation referred to on page one.
- The contents of this evaluation/report are not to be copied or circulated otherwise than for the purposes of the person/organisation referred to at the start of the Assessment.

NSW Police hopes that by using the recommendations contained within this document, criminal activity will be reduced and the safety of members of the community and their property will be increased. However, it does not guarantee that all risks have been identified, or that the area evaluated will be free from criminal activity if its recommendations are followed.

Laleynya Ryan  
Senior Constable  
Crime Prevention Officer  
18 May 2016



File No: NTH 16/00026  
Your Ref: DA: 2016/25.

General Manager  
Ballina Shire Council  
PO Box 450  
BALLINA NSW 2478

Attention Anthony Peters

Dear Sir

**DA 2015/25, 323 River Street Ballina.  
Demolition of Existing Buildings and Construction of Service Station and Ancillary Kiosk.**

I refer to your letter of 24 February 2016 requesting comment from Roads and Maritime Services in relation to the abovementioned development application.

**Roles and Responsibilities**

The key interests for Roads and Maritime are the safety and efficiency of the road network, traffic management, the integrity of infrastructure assets and the integration of land use and transport.

River Street forms part of Main Road (MR545) which is a classified (regional) road, in accordance with Section 7 of the *Roads Act 1993* (the Act). Roads and Maritime's concurrence is required prior to Council's approval of works on this road under Section 138 of the *Roads Act 1993*.

Under *State Environmental Planning Policy Infrastructure 2007* (ISEPP) Clause 104, Roads and Maritime is given the opportunity to review and provide comment about the subject development application as it meets the requirements under Schedule 3, Column 3.

**Roads and Maritime Comments**

Roads and Maritime as reviewed the traffic impact assessment supporting the proposed service station.

While ultimately Council's decision, the River Street access to the site appears to be inconsistent with the requirements of ISEPP clause 101 that limits direct access to a classified road if access to another road is practicable.

There is a significant grade change between the existing highway travel lanes and the proposed access on River Street, this change in grade is likely to cause problems and delay for vehicles accessing the site, particularly larger vehicles and vehicles towing trailers.

The Institute of Transport Engineers suggests bypass trade rates for service station traffic as 58% in the am peak and 42% in the pm peak. The service station assessment has adopted a 100% bypass trade rate for River Street, consequently there is a slight underestimation of traffic impacts. Given the long delay experienced by traffic exiting Brunswick Street, even small changes in volume are likely to significantly increase delay from this approach.

**Roads and Maritime Services**

76 Victoria Street, Grafton NSW 2460 |  
PO Box 576, Grafton NSW 2460 |

[www.rms.nsw.gov.au](http://www.rms.nsw.gov.au) | 13 22 13



- 2 -

The existing left and right turns from Brunswick Street experience significant delay in the am and pm peaks, as a result of service station traffic this delay will be significantly increased. Delay is a risk factor in intersection crashes. The risk of crashes is likely to increase as a result of the service station proposal. It is noted the traffic assessment supporting the service station has not examined the existing crash history around the proposal.

To manage the risks at this site, the intersection of Brunswick and River Streets appears to be candidate for the installation of traffic signals. Unfortunately the traffic generated by the proposal and existing usage is insufficient on its own to justify signals. Council might like to consider the effect of induced traffic, i.e. traffic attracted to the Brunswick Street intersection because ease of access created by signals to determine if service station traffic as well as induced traffic justifies signalisation.

If Council considers traffic signals appropriate at this location, Roads and Maritimes approval under Section 87 of the *Roads Act 1993* is required.

If you have any further enquiries regarding the above comments please do not hesitate to contact Liz Smith, Manager Land Use Assessment on (02) 6640 1362 or via email at: [development.northern@rms.nsw.gov.au](mailto:development.northern@rms.nsw.gov.au)

Yours faithfully



17 March 2016

for Monica Sirol  
Network & Safety Manager



File No: NTH16/00026  
Your Ref: 15184

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

Attention: Patrick Knight

Dear Sir

**DA 2015/25, 323 River Street, Ballina  
Demolition of Existing Buildings and Construction of Service Station and Ancillary Kiosk**

I refer to your email of 11 May 2016 regarding additional information forwarded in relation to the abovementioned development application.

**Roles and Responsibilities**

The key interests for Roads and Maritime are the safety and efficiency of the road network, traffic management, the integrity of infrastructure assets and the integration of land use and transport.

River Street (MR545) is a classified (regional) road. In accordance with Section 7 of the *Roads Act 1993* Ballina Shire Council is the Roads Authority for this road and all other roads in this area. Any new connection to River Street would require the concurrence of Roads and Maritime prior to Council's approval in accordance with Section 138 of the Act.

Ballina Shire Council is the Consent Authority for this development application. Roads and Maritime provides advice to Council in accordance with Clause 104 and Schedule 3 of the *State Environmental Planning Policy Infrastructure 2007* (ISEPP).

**Roads and Maritime Response**

Roads and Maritime has reviewed the referred information and provides the following comments to assist Council in determining the application:

- Council should be satisfied that any proposed engineering solution put forward by the applicant, to address the grade difference at the access to the service station from River Street, is achievable and appropriate. The installation of any traffic control devices, including regulatory signs and markings, will require the endorsement of the Local Traffic Committee prior to Council approval.
- It is understood that recommendations from Council's Local Development Committee included comments in relation to access and circulation through the site. Council should consider how these matters may be addressed to limit impacts on the road network.
- Any new connection to River Street should be designed and constructed in accordance with the current Austroads Guidelines, Australian Standards and RMS Supplements.

**Roads and Maritime Services**

76 Victoria Street, Grafton NSW 2460 |  
PO Box 576, Grafton NSW 2460 |

[www.rms.nsw.gov.au](http://www.rms.nsw.gov.au) | 13 22 13

- The intersection of River and Brunswick streets was upgraded under the state blackspot program and works were completed in early 2016. The intent was to address crashes at the intersection. Therefore additional crash analysis is perhaps not relevant at this time, however Council may wish to monitor the intersection into the future, particularly if the development proceeds.
- Traffic Control Signals (TCS) are not currently warranted at the intersection of River and Brunswick streets. Council may wish to request analysis of the impact of induced traffic to determine when warrants may be met into the future and to enable further consideration of timing and funding for any future upgrade.

Upon determination of the application it would be appreciated if Council could forward a copy of the Notice of Determination for our records. If you have any further enquiries regarding the above comments please do not hesitate to contact Liz Smith, Manager Land Use Assessment on (02) 6640 1362 or via email at: [development.northern@rms.nsw.gov.au](mailto:development.northern@rms.nsw.gov.au)

Yours faithfully

3 June 2016  
for Monica Sirol  
Network & Safety Manager, Northern Region

Copy for:       Attention: Graham Knight  
                      de Groot and Benson,



QLD State Office  
39 Kerry Road Archerfield QLD 4108  
P | (07) 3373 6250  
F | (07) 3216 7021  
[www.tile.com.au](http://www.tile.com.au)

Anthony Peters  
DA 2016/25  
28<sup>th</sup> January 2016

Dear Anthony,

With reference to the above DA approval Beaumont Tiles has an interest due to our site situated at 325 River Street, Ballina.

Whilst we do not have an objection to the continued development of the area, we wish to draw attention to the following:

1. Traffic management needs to be addressed due to the congestion in the area
2. Addition of traffic lights to reduce potential hazards on this road would be beneficial.
3. Winton lane will require resurfacing to ensure the street can handle additional traffic flow
4. Surrounding business interests need to be considered whilst the process is occurring

If you have any queries please feel free to contact me on 07 3373 6250

Kind regards,

Chris Roberts

Business Operations Manager – QLD/Northern NSW



Ballina Shire Council

Ref. DA 2016/25

16/11/16

**ACKNOWLEDGED**

RECORDS SCANNED
29 FEB 2016
Doc No: 16/11/16
Batch No: .....

RECEIVED  
29 FEB 2016  
COUNTER

Dear Sir/Madam,

I wish to register my objection to the proposed Coles Express Shell Petrol station on the corner of River and Brunswick Sts. Ballina. My objections are centred on health and safety concerns for residents of Brunswick Street and Winton Lane as well as the economic implications for the existing petrol stations in Ballina.

I live on Winton Lane directly behind the Liberty petrol station on River Street and I am very concerned about the proposed exit from the new petrol station onto Brunswick St. The Bagot St. exit onto River St is a left turn only exit so if I want to head west I have to exit Winton Lane via Brunswick St. It is already quite dangerous turning right out of Winton Lane onto Brunswick St as traffic turning into Brunswick St from River St is very hard to see coming. It is also already very, very difficult to make a right turn onto River St with the current amount of traffic. I feel that the added traffic exiting the proposed petrol station into Brunswick St will cause much greater danger to residents going about their daily business. Also when turning right onto River St from Brunswick St it is very hard to see traffic coming west along River St because of the cars parked outside existing businesses to the right. I often have to edge forward over the line to see oncoming traffic past the parked cars. If there are cars turning into the proposed petrol station this will become ever harder. How do we tell if the car is turning into the petrol station or into Brunswick St or just parking outside the businesses.

The consequences of living this close to a petrol station are many and varied. From the noise of tankers delivering to the station at all hours of the day and night as well as the noise of compressors running 24 hours a day to power the fridges inside, to the grease and film that covers my house, especially the windows, all these factors are part of already living this close to a Petrol station, the last thing we all need is another one 30 metres away. Winton Lane is a residential street not just a commercial one, the residents should be your first priority.

As to the economic consequences, there are already 6 petrol stations in Ballina and a service centre slated for the highway. The independent Liberty Station on River St has recently spent an enormous amount of money to upgrade their station and they are already competing with multi- national companies and just holding their own. Also the Shell station on Kerr St has just upgraded their station. How is another Shell station on the same street going to affect both these businesses? If this proposal goes ahead there will be 3 petrol stations within 300 metres of each other.

The building of this station will only create some short term jobs in the construction. After construction the petrol station will, like most self-serve stations, only create one or two jobs and a large profit for a foreign owned multi-national company. This proposal will also impact on the parking situation for the tile business next to this proposed station. All of the businesses along this section of River St have already lost many, many car parking spaces due to the planting of trees with large root barriers around them.

I believe that this proposal is not well thought out and is only going to benefit the multi-national Coles brand and not the businesses and residents of this area. I would ask that Council listen to residents and NOT approve this development as it is not wanted or needed by any of us.

Thank you for your time.



Megan Myers

8/5 Bagot Street

Ballina NSW 2478.

29.2.16

0415 06 3302

16/15705

**ACKNOWLEDGED**

ANTHONY PETERS RESID. 515 SKYLINE RD,  
RE D.A. 2016/25 GOONELLAH  
BALLINA SHIRE COUNCIL. 2480  
3-3-16.

FAMILY RENTING, 318 RIVERSE  
BALLINA.  
2478

Dear Mr Peters,

I am the owner of the house at 318 RIVER ST., BALLINA. It is situated diagonally opposite the site of the proposed 24/7 service station.

I, and my family, object strongly to this proposal. We are concerned about noise and air quality.

Yours sincerely  
Becky McPherson  
Mrs Elizabeth Anne McPherson

02 66 241 085  
0417 739 859.

RECORDS  
SCANNED  
4 MAR 2016  
Doc No: 16/15676  
Batch No:

RECEIVED  
3 MAR 2016  
COUNTER

REC'D  
SCA

16/5711  
**ACKNOWLEDGED**

16 BRUNSWICK ST

BALLINA 2478

2.3.16

4  
16/5685

LINE NO:

To BALLINA SHIRE COUNCIL  
RE DEVELOPMENT PROPOSAL FOR  
LOT 12 323 RIVER ST BALLINA.

TO WHOM IT MAY CONCERN and in no particular order

- ① I am against the Development.
- ② Harm to small business in area (where else in Ballina can you get your Petrol etc put in with a smile, from real hard working people. Believe me I have tried. Too Busy or can't leave till because they only have one staff member on
- ③ The smell of petrol Diesel oil etc blowing in our windows all day + night and I can only imagine if there is a southerly blowing.
- ④ Traffic what a nightmare. Since changing the road in River St Traffic comes along River St either does U turn in River St - Brunswick St corner, or turns into Brunswick St and then Turns which is an accident of the way to happen. I can only imagine if cars are pulling out of the Garage and turning back on to Highway what it will be like.
- ⑤ Noise through day and at night, we also have a dog and it will bark at noise at night.
- ⑥ Attracting the people walking home at night from Pubs Clubs etc visiting the kiosk
- ⑦ I was born + bred in Ballina (BORN 1950 CATHERINE ANNI HOLMES) my father (Charles Holmes worked in RIVER ST at a grocery shop (SHOP (SHOP OF WALLACES) of course when Woolworths Coles etc opened all those little people had to close.
- ⑧ I have seen many changes in Ballina mostly positive but I would not like to see this development passed.
- ⑨ View from my kitchen window will be lost.

CATHERINE  
~~Catherine~~ A. PUGLISI ANTONIA M PUGLISI  
Cathy Puglisi





16 BRUNSWICK ST  
BALLINA 2478  
2. 3. 16

BALLINA SHIRE COUNCIL  
RE DEVELOPMENT PROPOSAL  
COLES (RETAIL FUEL DEVELOPMENT PTY LTD)  
LOT 12 D.P 323 RIVER ST BALLINA)  
TO WHOM IT MAY CONCERN.

- ① I do not want the development to be passed for a number of reasons
- ② Would you like to live behind it?
- ③ If passed, I would like to know if a Demolition Study has been done?
- ④ Large vehicles go down Winton Lane to the Good Year Auto Care etc and we get a lot of vibration etc.

The Demolition of existing building is of our concern as our property is 16 Brunswick St and sides on to Winton Lane directly behind the Development Site.

We are concerned that if a demolition should go ahead and there be any damage crack's etc etc, Council would be responsible and we would expect them to be repaired at no cost to us.

ANTONIO M PUGLISI





16/15712 -  
**ACKNOWLEDGED**

Anthony Peters  
DA 2016/25



Jane O'Connor  
322 River St.  
Ballina' 2478  
2nd March' 2016

Subject: Objection to DA 010.2016.00000025.001- Development Applications for a New Commercial Building (retail/wholesale trade) Demolition of Existing Buildings and Construction of Service Station and Ancillary Kiosk.

Dear Sir

I would like it noted that I strongly object to the above development proposal of demolition of existing building & construction of a 24 hour service station & ancillary kiosk.

When I first moved to Ballina in 1977 there was an existing 24 hour service station across from my house on the opposite corner. Myself and my family remember the noise and the bright lights from that building that lit up our house, especially our front bedrooms and family room. Compression brakes from buses and trucks and the anti social behaviour which was constant at the service station and fuel tankers mainly late at night or early in the morning.

I am objecting to the above development proposal because we believe that it raises significant and serious threats to the local environment in the following ways:

- \* A 24 hour operation will be an invasion of privacy.
- \* A 24 hour operation of the type proposed will cause environmental concerns, cause noise & air pollution. Trucks and cars entering and leaving the service station at all hours day and night will significantly affect local residents.
- \* Anti social behaviour, as if it isn't bad enough now without this development proposal.
- \* Decrease of value of my house as confirmed by our real estate agent.

I would like to ask the proposed developer if your proposal is successful (which I strongly hope that it isn't) would you be prepared to compensate me for loss of value of my house, the cost of block out blinds and awnings which may help to stop our house looking like a xmas tree as the strong lights would shine into our three bedrooms at the front of our house and the extension of my fence to a height that may help to block out the noise.

Also I would like the developer to look at other properties out of town, eg West Ballina near the Good

Guys, and seriously look at the fact that we already have three fuel stations in River Street which I as well as a lot of other people feel is enough.

To serve the general public what about building out on the highway, as late at night there is nothing between Grafton and Chinderah.

This 24 hour operation serves no other purpose other than to make large profit for a multi-national company.

With a bus shelter and now planted trees along this street and cars parked outside other businesses only makes for more congestion in River Street and Brunswick Street.

I feel this proposal needs a lot more thought from our Council and hopefully our council will listen to the residents and rate payers, as this development is not needed due to the fact this is a residential area with three other service stations in this street.

Yours Faithfully



Jane O'Connor

0411086284



16/15715  
**ACKNOWLEDGED**

The General Manager  
Ballina Shire Council



John O'Connor  
322 River Street  
Ballina. 2478

Date: 2<sup>nd</sup> March, 2016

Subject: Objection to DA 010.2016.00000025.001- Development Application for a New Commercial Building (retail/wholesale trade) Demolition of Existing Buildings and Construction of Service Station and Ancillary Kiosk.

Dear Sir

I am objecting to the above development proposal. We live almost directly opposite the proposed development and we believe that the proposed development in our neighbourhood raises significant and serious threats to the local environment in the following ways:

- \* A 24 hour operation will increase traffic congestion and parking problems both on the main road (River Street) and also for the other local streets close to the development.
- \* The site is clearly unsuitable for this type of development.
- \* A 24 hour operation of the type proposed is out of character and scale with the surroundings in the area that are mostly private housing and private units. There is no other 24 hour service stations similar to the one proposed in the area.
- \* A 24 hour operation of the type proposed will cause noise or air pollution. Trucks and cars entering and leaving the service station at all hours of the evening will significantly affect local residents. As we indicated above, the surroundings of the site and area are mostly private housing and private units.
- \* A 24 hour operation of the type proposed will decrease property values in the area.
- \* A 24 hour operation of the type proposed is known to attract unsavoury types late at night in the area making the area potentially unsafe and unclean in addition to other significant social impacts. Any security we now feel in the area will be lost. It is certain that break-ins and assaults in the area will increase if the development goes ahead.
- \* There are other likely impacts of the proposed development on the locality, including environmental impacts on both the natural and built environment and significant social and economic impacts.

\* The proposed development is not in the public interest. How is the public served by such a proposal? The site is not on the highway but in a quiet corner of the town.

Please take the above objections into account when the development application is being considered.

Yours Faithfully



Mr John O'Connor

16/15707  
**ACKNOWLEDGED**

Anthony Peters  
Ballina Shire Council

RECORDS  
SCANNED  
4 MAR 2016  
Doc No: 16/15691  
Batch No: .....

RE:- DA 2016/25  
Lot: 12 DP: 1086670, 323 River Street, Ballina

Dear Sir,

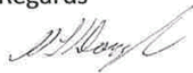
I wish to submit an objection to the above development.

I believe this development will have a negative impact on nearby residents & similar businesses in close proximity to said development.

This is a relatively quiet neighbourhood with many older residents all concerned with the noise, lights of a night time and the extra traffic in Brunswick St, Tamar St & the very narrow Winton Lane.

Please find attached signed pages of a petition of objection. I started this petition at the request of many residents in the area.

Regards



Veda Dorrrough  
337 River Street  
Ballina

Ballina District Citizens and Rate Payers Association  
 A 'Non-Profit' Public Organisation Inc. 9891926

**PETITION TO N.S.W. PARLIAMENT**

To the Honourable Speaker and Members  
 Legislative Assembly, Parliament House  
 Macquarie Street, Sydney 2000

Dear Sir / Madam

This Public Petition of Undersigned Citizens, Residents and Rate Payers of Ballina Shire Area Would like to bring to Attention to the Legislative Assembly, Parliament House, Macquarie Street. The Crown Minister for Local Government, and Crown Minister Planning and Infrastructure that: We the undersigned Citizens, Residents and Rate Payers of Ballina Shire do oppose the construction of a new Service Station DA 2016/25 in such close proximity to two long standing existing Service Stations.

ROBERT TODD	1 CLOVELLY PL WOLLONGAH	
B Robinson	50 Brandon St Suffolk	
D Warride	15 Stanley Park Dr Wollongah	
G. Rowett	11 CEDAR CRESCENT	
G. M <sup>c</sup> CARTHY	4 FAWCETT ST.	
Joshua Crossingham	327 RIVER STREET Ballina	
L. Stone	53 Swift St Ballina	
LEX COLE	3 MARINE ST BALLINA	
Charles LOVERTY	100A LINDURALE RD Lindendale	
WS PRATT	31 PENDAFF CRESCENT	
S. B BLACKMORE	ALCORN RD KNOCKRAW	
G. RODGER	109 BROKEN HEAD RD NEWRYBAR.	
SIMONE STEWART	25 RIVERVIEW AVE BALLINA	
Anthony Solman	46 Waterford Pde Kemarshel	
Beth Colley	2 Cummings St, Ballina	
Dylan Steele	18 BTARA DOWNS	
Sue Inlach	17 Whipps Ave ALSTONVILLE	
J. Colley	Sanctuary Village	



To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
J. BERNARD	11 ANDERSON ST BALLINA	
BLUNT	33 RIVER ST WOODBURN	
EMMA FARVORLEN	8 WESTLAND PLACE. W. BALLINA.	
BARRY HARRIS	3 - J MARINA ST	
TRACY BURKE	586 RIVER ST WEST BALLINA	
D. SPENCER	19 PACIFIC HWY BROADWATER	
WIELENKE	37 RAINIER WAY LEMMONS HEAD	
MICHELLE BURVILL	731 FERNTLEIGH RD <del>BONG</del> BROOKLET.	
D. COOK	51 RIVERVIEW AVE BALLINA	
L. BELL	109 SWIFT ST BALLINA	
N. HUGHES	KEITH HALL LANE 5TH BALLINA	
T. JOHNSON	CHESWORTH LANE WOODBURN	
K. LINCHESSE	11 GRADONELL DRV LEMMONS	
J. TILTHEVEY	11 KENT HALL LANE	
S. MORRIS	4/190 WINTON LANE	
M. TINSLEY	212 MOYLENS LANE	
DAVID GREGSON	94. CRAWF ST. BALLINA	
JOHN WITCHAMPTON	5-5 BASOT ST. BALLINA	
GERARD THOMAS	6 LEIGH ME BALLINA	
BOB BENDER	28 BRUNSWICK ST BALLINA	
LIZ VORE	46 PROSPER ST. BALLINA	

To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
R BELLO	PO BOX 39 Ballina 2478	R Bello
Sobornar	Parkland Dr Abingville	Sobornar
NARQUE HILL	LOT 23/35 SIKENHILL	n h d
Ivin	Canal Rd Ballina	Ivin
DIM MEDRUM	59 GRANT ST BALLINA	Dim Medrum
Gr Richardson	41/326 Ruest Ballina	Gr Richardson
Roxi Lockwood	35 Lindsay Ave Cumbalum	Roxi Lockwood
ANN NEAL	3/13 SUNNYBANK DR, BALLINA	Ann Neal
Salek	Swift St Ballina	Salek
Wade Turner	55 Keeller road Cumbalum	Wade Turner
MIRA SLADIC	26/12 FLORENCE PR. PLACE Ballina	Mira Sladic
PETER COURTNEY	51 northumberland ave Ballina	Peter Courtney
Yvonne Blitt	39 Beachport Pde East Ballina	Yvonne Blitt
Ioni-ann Stamp	1 Westland Place ballina	Ioni-ann Stamp
Keziah Moss	15 Catherine Crescent, Ballina	Keziah Moss
Geoff Devese	21/01 LINKS AVENUE EAST BOWRA	Geoff Devese
Rob CREGAN	145 GRAMM RD MARON CREEK	Rob CREGAN
Clint Vale	132 Teven rd Ballina,	Clint Vale
Jolke Joyce	25 Chasman ST Bathurst	Jolke Joyce
Jim O'Sullivan	38 B Smith DR Ballina	Jim O'Sullivan
Sellwyn Marchant	2 Spinnaker Cr Ballina	Sellwyn Marchant





To Anthony Peters at Ballina Shire Council  
 RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
 We oppose the construction of a new Service Station in such close proximity to  
 two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
C. JEFFERY	46 HORIZON DR WEST BALLINA	C. Jeffery
A. Hick	85 Randall Dr Dalamaner Bay	A. Hick
Logan McPike	2164 SIMPSON AVE WOLLONGBAR	Logan McPike
N. Blanch	Pine Avenue, East Ballina	N. Blanch
B. Stamp	1 Westland Place Ballina	B. Stamp
M. Black	133 CATHERINE CRES BALLINA	M. Black
K. Hamilton	46 Grant St Ballina	K. Hamilton
V. Page	486 River St Ballina	V. Page
A. Hakes	25 TEVON RD ALSTONVILLE	A. Hakes
J. DAVIS	611 PEVCOCK CREEK RD AIRLIE	J. Davis
SEAN	BALLINA	SEAN
G. WEBBER	9 CLARE COT BALLINA	G. Webber
C. Dodd	21 BURNS PT FERRY RD BALLINA	C. Dodd
Melissa Black	Jameson ave Ballina	Melissa Black
Grace Reidy	32 Volley Dr N. Valla	Grace Reidy
K. Moy	18 Martleys Road Lomah	K. Moy
T. Winkel	1420 Mt Neer Rd Qld	T. Winkel
P. Lee	277 Mt Brisbane Rd	P. Lee
C. Tolman	1 Watarra Court Ballina	C. Tolman
B. Jung	73 Morelia Lane Wollongbar	B. Jung
G. Tolman	10 KUMERIA COURT BALLINA	G. Tolman

To Anthony Peters at Ballina Shire Council RE:- DA 2016/25		
We the undersigned oppose the development of 323 River St, Ballina We oppose the construction of a new Service Station in such close proximity to two long standing existing Service Stations.		
NAME	ADDRESS	SIGNATURE
Kathy Black	1/33 Catherine Cres Ballina	[Signature]
<del>ALAN</del>	<del>Pudico Rd Pudico</del>	<del>[Signature]</del>
R. Amy	3/107 Kalinga St Ballina	[Signature]
S. Mison	4/5 Bagot St Ballina	[Signature]
E. Clark	warden.	[Signature]
J. Cross	Broadwater	[Signature]
N. FORHARD	132 Whytes h. West Pudico	[Signature]
O. FAHET	12 Alison Ave Coonellabah	[Signature]
S. Combs	Alstonville	[Signature]
Jason Bond	3 GARRSON ST Englebert	[Signature]
A. COOPER SMITH	Lemox Hill	[Signature]
C. Pale	132 Tever rd Ballina	[Signature]
M. Kaul	33 Montwood drive	[Signature]
M. Reid	135 Fox St Ballina	[Signature]
R. Fell	65 Cooke Ave Alstonville	[Signature]
Kasian	70 Gullam Ballina	[Signature]
Dore Steel	55 Norton Street Ballina	[Signature]
Shant Campbell	4 Hayman St Ballina	[Signature]
Helen Daws.	River ST. Ballina	H. Daws
Robert Lyford	13 Simpson Ave wallongbar	[Signature]



To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
ew pata h	49 temple st BALLINA	ew pata h
Michelle Fuller	42 Lindsay Crs Wardell	M Fuller
John Cilles	8 Bollwary ct wollongbar	J Cilles
ROD VAN DERWAAL	8 BAGOT PLACE BALLINA.	Rod van der Waal
Paul Phelps	185 TAMARA ST, Ballina	Paul Phelps
Paul Callan	227 5th beach Rd	P Callan
Brony	2/310 RIVER ST BALLINA	Brony
RJ Hardy	9 Leeson Ave Ballina	RJ Hardy
Gayle Lambert	89 Buckambi Mountain Rd <sup>Vista</sup> Merimbou	G Lambert
K Willis	44/8 TAMARA ST. BALLINA 2478	K Willis
F. ALDEN	66 Parkes Rd Parkes	F Alden
W-BICKHUIS	158 KOP ST ANSLINGA	W Bickhuis
Jan Huntley	14 Rouses St wollongbar	Jan Huntley
Leanne Hughes	43 Quays Dr Ballina	L Hughes
Terri Hobbs	7 Horizon Dr Ballina	T Hobbs
Anne Molinari	12 Boldring St, Ballina	A Molinari
Marglyn Sweeney	8 Roos St Ballina	M Sweeney
X. O'NEILL	13 SUNSET AVE BALLINA	X O'Neill
S. Wilson	P.O Box 1666 Ballina	S Wilson
R. CONROSTER	12 BRAMPION AVE Ballina	R Conroster
W T HOMPSON	130 KALINGA BALLINA	W T Thompson
M. HENLEY	13 STEWART ST WENNOX HD	M Henley



To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
JOHN ASTLEY	502 ROSS LANE LENNOX HEAD	<i>[Signature]</i>
ELAINE ASTLEY	502 ROSS LANE LENNOX HEAD	<i>[Signature]</i>
Jeff Aouch	31 Pindari cres goonellabah	<i>[Signature]</i>
BRIAN GOODON	7 BOLDING ST BALLINA	<i>[Signature]</i>
Jodie Craig	3 Bertoli RD Jiggi	<i>[Signature]</i>
A. Robertson	109 BERNETT ST BALLINA	<i>[Signature]</i>
Carly Onnara	45 Cummings cres Cumbolim ce	<i>[Signature]</i>
Adene Cook	1 Waterview crt. W Ballina	<i>[Signature]</i>
PEG MILLER	2/6 SANDPIPER CRT BALLINA	<i>[Signature]</i>
Laura McDougall	Burns Pt Ferry Ld Ballina	<i>[Signature]</i>
Nigel Boyce		<i>[Signature]</i>
Jade Clifford	4/9 Henry Philip Ave	<i>[Signature]</i>
D. Cairns	565 Rileys Hill Rd, Rileys Hill	<i>[Signature]</i>
P. Collinane	34 Blue Seas Pde Lennox <sup>Head</sup>	<i>[Signature]</i>
J. Reid	57 Carlin Street Woodall.	<i>[Signature]</i>
M. Lamm	254 Nicumans Hill rd Nicumans Hill	<i>[Signature]</i>
B. Libby	3/9 Henry PHILD AVE	<i>[Signature]</i>
N. Bennett	26 Broughton Ave	<i>[Signature]</i>
M. ONWILL	21 MAPS DR AUST	<i>[Signature]</i>
K Bell	28/1 SIRIUS PLACE BALLINA	<i>[Signature]</i>
C. Rona	15 Lindeman St Ballina	<i>[Signature]</i>

To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
Frankie Connors	1/35 DANFORD DR EAST BALLINA	Frankie Connors
Ange Colley	2/4 Henry Phillips Ave Ballina	Ange Colley
Ian McLennan	Tamar St Ballina	Ian McLennan
Gail Winstanley	1 Greenhalgh St. Ballina	Gail Winstanley
K. Cuddy	64/1 RIVERBEND DR BALLINA	K. Cuddy
J. Buckley	6. COOGEES ST EAST BALLINA	J. Buckley
150522	113 Meridian Ave Ballina	150522
S. KREYMBORG	14 CANTON RD BALLINA	S. KREYMBORG
Di Kirch	11/1 TAMAR ST BALLINA	Di Kirch
V. LISTER	7 Seahorse Pl Ballina	V. LISTER
L. MUNRO	24 HOWARD CRS	L. MUNRO
T. COLLIS	101 Riverside Dr Ballina	T. COLLIS
C. Cleaver	9 KOOLA DRIVE, NERANG.	C. Cleaver
R. Razo	Sandalwood C1 Park	R. Razo
J. McDermott	803 TERN RD Tern NSW 2478.	J. McDermott
I. Doherty	110 Tanamera Drive Alstonville	I. Doherty
Shari Form	13 Leeson Ave Ballina.	Shari Form
J. Turner Mann	18 ARROWSMITH AVE AVILLE	J. Turner Mann
Lorena Cassidina	2/152 TAMAR ST BALLINA	Lorena Cassidina
Victoria Britton	60/20 NORTH GREEN RD BALLINA	Victoria Britton
Ray Short	2 BAGOT & BALLINA	Ray Short
	18 DAIN BOWAVE, BALLINA	Ray Short



To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
Di Gough	80 Killanney Cres. Lennox Hd	[Signature]
Eddie Ross	4 Periwinkle Pl Ballina	[Signature]
Sandra Perley	2 Apsley ST West Ballina	Sandra Perley
<del>Anthony Peters</del>	1 FENCRESS AV Ballina	[Signature]
Jim Cameron	136 DILLONS LANE ALSTONVILLE	[Signature]
Vicki Hiscoks	54 SHELLY Bch, F. BALLINA	[Signature]
Garrahm Sullokk	31 EMIGRANT CIR BALLINA	[Signature]
William MEYERS	60 RIVERVIEW AVE BALLINA	[Signature]
Cassandra Faulkner.	43 Alston Avenue Alstonville.	[Signature]
Emil Halvorsen	92 Temple street, Ballina	[Signature]
Allen Moss	15 Catherine Crescent Ballina	[Signature]
CREG SINGHAR	261 Alphadale Rd Wundahalla	[Signature]
LENKUNYAR HEKUNG	218 WATERLOO CT, BALLINA	[Signature]
Steve Pussell	25 Bagot St Ballina	[Signature]
MATT BARBER	3 HUGH ST ALSTONVILLE	[Signature]
Jaed Huel	6 WARDY PLACE W BALLINA	[Signature]
Caroline Stehbens	34 Rifle Range Rd, Wollongbar	[Signature]
David Reardon	1/316 river street	[Signature]
S N WATSON	BETTA MILK	[Signature]
Liam Millar	Ballina Brake clutch & Exhaust	[Signature]
AMANDA WHEATON	49 FIG-TREE HILL DRIVE LENNOX HEAD	[Signature]
ALLAN CURRIE	18 COLON CT CUMBRALUM	[Signature]

(22)

To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
CHAD HUGHES	2/6 BOND LANE BALLINA	
CLARE TAYLOR	2/6 BOND LANE BALLINA	
JENNY COPELIN	5 SOUTH ST ALSTONVILLE	
A. HOAMES	25 SILVA BANK DR QLD	
Middell Voller.	91 Silvergull Dr East Ballina	
Karl O'Connell	RIVER ST BALLINA	
Geoff Yeats	5/349 RIVER ST BALLINA	
BARB TAYLOR	5/69 PINE ST, Ballina	
BRIAN MISCOCK	16 ENDENOUR CL BALLINA	
Aaron Suffolk	80 Kalaya St Ballina	
Peter Barckhall	1/47 North Creek Rd Ballina	
Craig Lyons	67 SWIFT ST BALLINA	
V. Hallam	2 Crane St Ballina	
Brac Lyons	3/12 Pidi Place Ballina	
Amarda Convery	15 Norlyn Ave, Ballina	
Tim FARAC	384 RIVER ST BALLINA	
CAROL MCCORMACK	16 FIELDCREST PL. L. H.	
HEATHER GLENNIE	9/102 CRANE ST. BALLINA	
BEV TISDELL	14 CANAL RD. BALLINA	
Horace Beran	7 Narell Crane, Alstonville	
Brad Brooks	14 Bernard St Ballina	
GARY PHIPPJ	7 LEESON AVE Ballina	

22

22



To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
Veda Dorrough	337 River St, Ballina 2478	<i>Veda Dorrough</i>
Helen martin	337 River St Ballina 2478	<i>Helen Martin</i>
<del>Manda Kasala</del>	<del>4 Helen Court Ballina</del>	<del><i>Manda Kasala</i></del>
Matthew Geyer	127 Bagotville Rd Meersham Vale	<i>mgeyer</i>
Paul Porter	24 Bakema Ave. Altonville	<i>P. Porter</i>
Rita Roberts	7 Apsey Pl Ballina	<i>Rita Roberts</i>
M Donovan	77 BALLINA ST LENNOX AB	<i>M Donovan</i>
B Wood	38 Horizon Dr Ballina	<i>B Wood</i>
Elyse Macdonald	30 Brampton Ave Ballina	<i>Elyse Macdonald</i>
<del>Mark Querin</del>	<del>12/121 Kellogg St</del>	<del><i>Mark Querin</i></del>
R KRESKOIT	12/121 Kellogg St Ballina	<i>R KRESKOIT</i>
NEIL POLLARD	6/19 NAMITJIBAL BALLINA	<i>Neil Pollard</i>
Rare Tibben	9 Petrel Crt	<i>Rare Tibben</i>
LEON CHAPMAN	7/5 MART PORTER PLACE	<i>Leon Chapman</i>
B. Pannell	4 Sandpaper Ct. Ballina	<i>B. Pannell</i>
H. Campbell	4A Diadem St Lismore	<i>H. Campbell</i>
m. Myers	8/5 Bagot St Ballina	<i>m. Myers</i>
J. HENKINGS WORTH	18 LESSON AV. BALLINA	<i>J. Henkings Worth</i>
Lee Barnett.	29 Woodburn St Evanstead	<i>Lee Barnett</i>
LES CLARKE	112 KILING ST BALLINA	<i>Les Clarke</i>
Peter Moss	4 King Lane Ballina	<i>Peter Moss</i>
Kim Walker	9/5 Bagot St Ballina	<i>Kim Walker</i>



To Anthony Peters at Ballina Shire Council  
 RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
 We oppose the construction of a new Service Station in such close proximity to  
 two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
Brock Stamp	1 Westland Place	
N. HEUGH	101 Catherine cres.	
T. L. Naughton	5 Vera St.	
M. GRIST	RIVER ST (366)	
B. RUSHTON	9 LEESON AVE	
S. COSTER	11 SANDSTONE CRESCENT	
M Lynch	63 Carlisle St Warden	
A. Pratt	350 Dalwood Rd Alstonville	A. Pratt
W. Huntley	1-70 cedar crescent	
J. Darea	231 Dock Creek Rd Alulla	
J. SMITH	12 Henry / Mill / Av. Ballina	
J. Stovale	2111 Sagot St	
D. CRICKSHAWK	6/322 RIVER ST BALLINA	
L. Saezza	171 Lunley Lane WARDEN	
C. Mackay	18 Riverview Ave W Ballina	
K GILBERT	15 Commercial Rd Alstonville	
S. Kohlmeier	Uralba road Alstonville	
J. Anderson	111 Mellis Cct Alstonville	
P. DAWES	16 SARTORIES ROAD, PINNACCO	
W. HOWE	14, SUNSET AVE BALLINA	
Adam Reeds	5/9 Russellton Dr	
TRACY ROSS	121 OAKLEY AVE, LISMORE	

22

22

To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
Amy Williams	33 Waterford Parade Skernors Head	
Luke Williams	33 Waterford Parade Skernors Head	
Anneke Withers	Lot 20 Sandy Flat Road TINTENBAR	
Jessica Stevenson	Lot 20 Sandy Flat Road Tintenbar	
Steven Clifford	5 Morlyn AV Ballina	
Michelle Martin	60 Phyllis Street Sth Lismore	
Merv McCoy	19 Richmond Ave Ballina	
Thelma Riches	53/46 CHERRY ST Ballina	
Sean Lawrence	7 Boatharbour Rd Ballina	
Jared Arndell	2 Vera St Ballina	
John GALLAGHER	11 Burns Point Ferry RD	
GEOFF JACOBS	22 DOLPHIN DR BOLLINA	
BRIAN ALLEN	4 Vera St Ballina	
Jake O'Grady	3 Howard cres	
C. Morrissey	12/12 CANAL RD.	
N. J. Pocher	2/4 Browns creek st	
P. Harding	28 Linderman st Ballina	
Joey O'Grady	22 daydream avenue Ballina	
Callan Turner	34 Linderman St Ballina	
Lyn England	3/21 Kalinga St West Ballina	
Di Mc Dermott	7/3-13 Sunset Ave W. Ballina	



To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
CORAL BROWNE	4/342 RIVERS BALLINA	ca Browne.
Suzie Eyles	1/5 Bagot St Ballina	Suzie Eyles
MARE Normann	Smith Drive	MARE
B	6/131 KALWANA ST	B
Dmarsh	6 FLINDERS PL BALLINA	Dmarsh.
Scott Summers.	112 Melis at Alexanderville	Scott Summers.
Joan Gregor	14/4 Christine Pl Ballina	Joan Gregor.
Dwan Marchant	Helen at Ballina	Dwan Marchant
Tommy King	5/342 River St	Tommy King
M. Braun	PO Box 384 Ballina	M. Braun
Frank Widdows	64 Westlands Drive Ballina	Frank Widdows
TREV HALL	20 GRANT ST BALLINA	TREV HALL
MICHAEL BIGGS	12 HIBISCUS AVE BALLINA	MICHAEL BIGGS
Jay notes	1257 Swan for new site, RD 1000000	Jay notes
Lynne G	1/116 Ruende Pr Muller	Lynne G
Bruce Masper	21 Brunns creek st	Bruce Masper
Rita R. Hiceman	25 Fenwick Dr BALLINA.	Rita R. Hiceman
Tray Sethe.	31 Lindsay Ave Cumbalum	Tray Sethe.
Zane Rosi	19 Murrogon Place, Nollongha	Zane Rosi
Christine Threlfall	3 Swallowtail Pl Ballina	Christine Threlfall
ADAM CARTLEDGE	12 Eagle ave ballina -	ADAM CARTLEDGE

21

(21)

To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
Paul Conway	1/216 RIVER ST Ballina	Paul Conway
Brenden Harper	64/River side Drive Ballina	B. Harper
J. TURNER	411/100Y RUCO, BALLINA	J. Turner
Trent Casner	12 Rainbow ave West Ballina	Trent Casner
GREG CONNER	6 HENRY PHILIP AVE BALLINA	G. Conner
Jason Maye	52 Clavan St. Ballina	J. Maye
Lisa Hayden	33 HORIZON DUE Ballina	L. Hayden
TELLY HAYDEN	33 HORIZON DUE Ballina	T. Hayden
ANNE JOB	28 BRAMPTON AVE BALLINA.	A. Job
V. Kennedy	12 Panorama Dg Alstonville	V. Kennedy
Fieldsie	830 PIMLICO Rd Ballina.	Fieldsie
Tracey Allen	252 cooks lane Dalwood	Tracey Allen
Nick Cross	30 THE GAP ROAD WOODBURN	N. Cross
Col J. RANSOM	6 TERACLIN ST, BALLINA	Col J. Ransom
Vikki Webb	2/26 Hayman St, Ballina	Vikki Webb
ROB PERRY	2/69 PINE AV BALLINA	Rob Perry
TRISH LOCH	20 LOVEGROVES WAY URUSA	Trish Loch
BRAD LOCH	" " " "	Brad Loch
Shawn Cameron	23 Dolphin DR Ballina	Shawn Cameron
Tracy Falvey	4/334 River St Ballina	Tracy Falvey
Jonny Phelps	1 Albatross St Ballina	Jonny Phelps



To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
Pat Ley	5/1 Henry Philip Ave	Pat Ley
Lloyd Rill	1/13 Frederick St Lismore High	Lloyd Rill
N Eldridge	CARUSUE ST WARDELL	N Eldridge
John Charles	13 BLAIR ST. FEVAY RD	John Charles
BRUCE GALLAGHER	10 VERA PL BALLINA	Bruce Gallagher
Shawn Arnet	2 vera St Ballina	Shawn Arnet
Not Shaw	Tamar St Ballina	Not Shaw
DBrown	9 Ankara Cres G/Bash	DBrown
Lshaw	9 ANKAWA CRES. GOONELABAH.	Lshaw
R. Austen	2 RUSSELL ST BALLINA	R. Austen
F. Wilton	45 Canal Road Ballina	F. Wilton
Ash Bradley	Hilander St, Ballina.	Ash Bradley
Jarrett Loncan	25 Dross Creek Drive Lismore Hs	Jarrett Loncan
Nic Miller	10 Sunny Valley Pl Modanville	Nic Miller
Scott Bendall	85 Donnans Rd Lismore Heights	Scott Bendall
Daniel Moore	568 TEVEN RD TEVEN	Daniel Moore
M.J. GRIBBLE	1 CAMDEN ST, BALLINA	M.J. Gribble
RJ BROWN	BALLINA HD LANDS C/P.	RJ BROWN
TJ POOL	HORIZON DRIVE BALLINA	TJ POOL
JDUNCAN	3/81 PINE AVE EAST BALLINA	JDUNCAN
R FIGGIS	DAY DREAM DREAMWAY BALLINA	R Figgis

21



To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
D. NEWCOMBE	5 NORLYN AVE. BALLINA	D. Newcombe
Rose Singleton	28 Brampton ave, Ballina	Rose Singleton
ANTHONY PETER	10/14 SUNNYBANK DRIVE	Anthony Peter
Looy Conroy	3/6-8 Norlyn Av	Looy Conroy
Jacob Anderson	15 Russell Street, Ballina	Jacob Anderson
Sefton Burgmann	10934 Pacific Hwy Exeaddl	Sefton Burgmann
J. Anderson	15 Russell street Ballina	J. Anderson
T. Kelly	15 NORLYN ST Ballina	T. Kelly
S. Jalliff	7/5 PINE AVE. BALLINA	S. Jalliff
J. Gibson	17 Kalinga St west Ballina	J. Gibson
Ruiz	BALLINA A.	Ruiz
GRAEME BRYANT	11 JOHNSON DR.	G. Bryant
DAVID CAMERON	11 JOHNSON DR.	David Cameron
PAUL BODIE	23 CAMERON ST	P. Bodie
MS MANNING	132 FOX STREET	MS Manning
P. WALKER	35 RICHMOND ST	P. Walker
Tamthe Williams	356 Pacific Road, Ballina	Tamthe Williams
JOHN SCARLE	C/PARK BALLINA	John Scarle
Stuart Beetham	6 Henry Philip Ave Ballina	Stuart Beetham
Harley Bennett	11 Kalinga St west Ballina	Harley Bennett
Colin WOOD	42 Piper Drive	Colin Wood

To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
MARIE HARRIS	3/78 LALINGA ST WST BALLINA	
COLIN HARRIS	" "	
Maureen Bolton	113a Canal St Alstonville	
Brian Moran	32 Anson Ave Lennox Head	
John Hudson	26 John Sharpe St Ballina	
BARBARA SHINNER	63 RIVERSIDE DR BALLINA	B. Shinner
BEN ROBERTSON	9/161 TAMAR ST BALLINA	
Dahlston	1/165 TAMAR ST BALLINA	
LYN HAWKINS	91 MEHUS CT AGSTONVILLE	
Lucretia Vandermool	5/49 Norton St Ballina	
Leanne Newbound.	8 Daley St Alstonville.	
Tara Morgan.	10 Bagot Street, Ballina.	Tara Morgan
* COLIN BART	1/9 Bolding St, Ballina. <sup>0425 334262</sup> <sub>24 78.</sub>	
PAT BACKSHALL	22 RIVERVIEW AVE BALLINA	
Kisha Martin	13 Rainbow Ave Ballina	
Bode Donaghy	25 Amber Drive	
Kevin Tibbets	60 Task Ct Suffolk Park	
Brid Condon	16 Bonito Place North Ballina	
S. JOHNSON	4/102 CRANK ST BALLINA	
G. Youll	6 River view AV	
S. Woods	13 Marshall Street	



To Anthony Peters at Ballina Shire Council

RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
Heather Jones	2/6 Norlyn Ave Ballina	[Signature]
Josh King	22/ Pineview Dr Coonellbka	[Signature]
Kevin Roberts	50/ tree land CR Ballina	[Signature]
Jake Brown	15 B Richmond Street Woodell	[Signature]
KEVIN ROSSON	73 Kaen St Lismore	[Signature]
STAN McDERMID	2 Tipperary Pl. Ballina	[Signature]
NANCY McDERMID	2 TIPPERARY PL Ballina	[Signature]
Anna Lawrence	7 Bath Harbour Rd Ballina	[Signature]
Margi Carmichael	805 Ballina Rd, Goodellabah	[Signature]
ROBYN WILDING	3/5 MAREE PORTER PLC BALL	[Signature]
TAMMY WALCO	44 OWEN ST, BALLINA	[Signature]
Sheree Stocks	Eileen Pl CASINO	[Signature]
Tracey Conway	Dolphin Dk Ballina	[Signature]
Peter Scatley	SKENNAIR'S HEAD	[Signature]
Melissa Thomson	5 INGRAMS RD BUMBALUM	[Signature]
PHIL MITCHELL	RIVER ST WOODBURN	[Signature]
Joanna Cohn	42 river dr Woodell	[Signature]
PAUL NIELSEN	110 TEVEN RD WARPELL	[Signature]
Russ Jung	11 OAKLAND AVE BALLINA	[Signature]
Carol White	1 CLAIRE CCT 312 LLINA.	[Signature]
J. Lyles	3/125A Swift St Ballina	[Signature]

21

To Anthony Peters at Ballina Shire Council  
 RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
 We oppose the construction of a new Service Station in such close proximity to  
 two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
K Silva	586 River St Ballina Ballina Waterfront Village	K Silva
E Mumford	Ballina Waterfront Village	E Mumford
Joanne Stevens	9 Cerreto cct Wollongbar	J Stevens
Andrew Stevens	9 Cerreto cct Wollongbar 2477	A Stevens
Jason A. eeks	12 Northcott CR Wollongbar 2477	J A eeks
Denise Vickers	3 Lismore Road Alstonville	D Vickers
Mat Lee	3/13 Jarrett St Ballina	M Lee
Suzy Gerada	3/13 Jarrett St Ballina	S Gerada
Mel Cool	21 Robindale Dr W'BAR	M Cool
AL LINASAY	20 Simpson Ave Wollongbar	A Linasay
Orwell Cook	27/586 River St Ballina	O Cook
F Simmons	22/586 River St Ballina	F Simmons
Sally Dawson	75/586 River St Ballina	S Dawson
CHERYL DWIGHT	36/586 RIVER ST BALLINA	C Dwight
HAZEK RAPMUND	19-586. River St. BALLINA	H Rapmund
GIRHAM FORREST	19 586 River St Ballina	G Forrest

To Chairperson A-ward Committee.

March 8, 2016.

Ballina Shire Council: Dear Sir/Madam,

The following is presented on behalf of the members and business houses in River street, who are members of The B.C.D.R.A. In reference to the proposed issuance of a Development Application, at River street and Brunswick street intersection, for the purpose of a petrol station/garage.

We are opposed to this DA being issued on the grounds that:-

[a] We already have plenty of service stations on river street, but only one offering full driveway service, this is the one that will be mostly affected by the building of a new business closeby it has been said that if this business is allowed to open, the small independent service station would have to put staff off, which would mean no more full driveway service, a thing we have learned to rely upon.

[b] We also object on the grounds that it is yet another enterprise that would be going to an offshore owned conglomerate Corporation, as we believe that Coles Ltd. is behind the acquisition.

[c] If allowed to proceed, it would cost Council lots of \$'s in the preparation of the surfaces of Brunswick street to carry a much increased traffic load and damage caused by turning trucks.



Ross Pickering,  
for and on behalf of the B.D.C.R.A.

16/17500  
**ACKNOWLEDGED**

RECORDS  
SCANNED  
10 MAR 2016  
Doc No. 16/17410  
Batch No. ....



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**From:** Pam Dunn <geopam2@bigpond.com>  
**Sent:** Sunday, 13 March 2016 4:10 PM  
**To:** Ballina Shire Council  
**Subject:** DA 2016/25 Att. General Manager

1/2 Vera Place

Ballina 2478  
10/3/2016 Mr Paul Hickey General Manager Ballina Shire Council

RE: DA 2016/25 Service Station and Kiosk.

I wish to register my strong opposition to this development in this position. It is totally unsuited to this site and will disrupt and destroy the amenity of the surrounding residences. It is on the diagonal corner to my family home which is 320 River Street. My parents built this home in 1928 and it has never been out of family ownership having grown up there from the time I was born. My elderly Mother lived there when a 24 hour service station operated on the opposite corner at 321 River Street and it was a nightmare for her. This proposed one will be the same. Family members still reside at the home.

Excess traffic movements will be a problem. Even with newly constructed turning lanes, there will be confusion and impatience. Cars and trucks entering and leaving at all hours of day and night will have an impact in local residences. This is usually quite a peaceful and quiet area during night hours. This intersection is destined to become the new Tweed Street problem only with heavier traffic flow.

On street parking to access the businesses along that block has been at a premium since the tree planting project to beautify River Street.

With the loss of parking to construct the driveway from River Street, this problem will be increased.

Noise and loss of amenity is always a problem with any 24 hour service, moreso with such as this. While projected noise studies have been done, it can only be judged on projected levels and assumptions.

While background noise and hum can be measured, the actual noise levels from the operation can only be estimated on graphs. Do the people most affected expect (or deserve) to be compensated or just "grin and bear it"? I am sure the operators will not care. Local amenity will also be affected by the neon advertising signs that will be displayed all night.

It has been well documented that the disturbance of adequate sleep patterns is disruptive to personal productivity. Should there be some limits placed on the hours of operation of these lights?

Numerous residents, myself included, are concerned the affect on property valuation will not be positive. This will no longer be a mainly residential area, despite present zoning, with a heavier type of business in close proximity. Who in their right mind would want to move to a property adjacent to a servo? This area in the past has been low key type businesses with a minimum of impact on neighbouring properties.

This will certainly change with the advent of this development. Does this not indicate a change of use rather than merely a demolition and rebuild as a retail outlet. I therefore suggest that you further examine this DA as it seems to be totally inadequate as to the real purpose and outcome. This DA definitely qualifies as a change of use and should be treated by Council as such.

I am beginning to wonder if any heritage item can exist in Ballina Shire without being destroyed. We have lost numerous heritage items over the years, buildings, deco facades and commemorative trees.

We are now threatened to lose two very old significant Phoenix canariensis (Canary Island) palms all for the sake of another retail fuel outlet. These palms have stood in the grounds of 323 River Street Ballina for many, many long years that I remember, always enduring many changes in ownership of this property but have never been threatened up to this point. Now, of all things, they are proposed for removal to make way for concrete and fuel

## 8.1 DA 2016/25 - Service Station, River Street, Ballina.DOC

tanks for another retail fuel outlet. This servo is completely out of place among residential buildings and totally unnecessary in the community. I have watched the green heritage gradually be removed in Ballina over the years in the way of fig trees, Norfolk pines and many other native species that were planted many years ago. I thought those fabulous survivors at 323 would endure many more years to come and we will make sure that they do. If they have to change the plan, so be it.

Another concern regarding this type of development is the safety issue. There is always the possibility of fuel spills and catastrophic fire events. What management plans do they have to cope with such occurrences and ensure the safety of the surrounding residents. With the close proximity of the Richmond River there is also the risk of contamination following accidental fuel spills via the storm water system. This DA should be labeled a hazardous undertaking because of it's situation. Consideration must be also be given to pedestrian traffic as many people walk into town from West Ballina. There will be a constant danger from vehicles entering and exiting the driveways, especially at night. This could also encourage the "hang out" element which is a further danger to neighbouring properties in the way of vandalism etc.

The affect of this development on an existing similar small business a short distance away could be disastrous. The question has been asked whether this could be a ploy to undermine small privately owned businesses in order to minimise competition. The support of Council for small business in this town should be paramount, as stated by the Chamber of Commerce, as business is the backbone of the local economy and long term employment, to say nothing of the personal investment put into these businesses. It is improper to impinge on the right of a person to make and maintain a living.

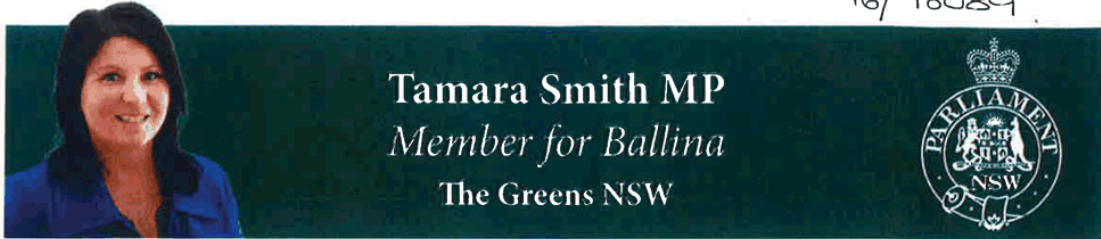
In conclusion, please consider the total effects this DA will have, not only on the immediate surroundings, but also the more general community.

Yours faithfully  
Pamela Dunn.

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For more information please visit [http://scanmail.trustwave.com/?c=4991&d=pPbk1qoEGrAW5XFSHc1U\\_0Of-c3zM71rH5wOIZIS5w&u=http%3a%2f%2fwww%2esymanteccloud%2ecom](http://scanmail.trustwave.com/?c=4991&d=pPbk1qoEGrAW5XFSHc1U_0Of-c3zM71rH5wOIZIS5w&u=http%3a%2f%2fwww%2esymanteccloud%2ecom)

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The General Manager  
Ballina Shire Council  
40 Cherry Street  
BALLINA NSW 2478

Via email: [council@ballina.nsw.gov.au](mailto:council@ballina.nsw.gov.au)

**Attention: Anthony Peters, Development and Environmental Health**

10 March 2016

Dear Paul,

**RE: DA 010.2016.00000025.001  
323 RIVER STREET, BALLINA**

My office has received correspondence from John and Pam Andrews, residents of the Ballina electorate, who have sought assistance from my office.

Mr and Mrs Andrews are concerned about the impacts the proposed service station and kiosk development will have in the area and are in the process of providing Council with a submission based on those concerns.

I understand Mr Peters has granted Mr and Mrs Andrews an extension of time until 18 March 2016 to provide their submission outlining objections, before the matter is referred to the Traffic Committee meeting on 13 April 2016.

I would appreciate your attention to this matter at your earliest convenience.

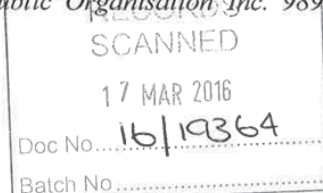
Warm regards,

Tamara Smith MP  
Member for Ballina



*Ballina District Citizens and Rate Payers Association*  
*A 'Non-Profit' Public Organisation, Inc. 9891926*

The Chairman,  
 Ballina Shire Council  
 Cnr Cherry and Tamar Street  
 Ballina 2478



14<sup>th</sup> March 2016

Dear Sir

Please find enclosed submission to Council: in opposition to DA 2016/25 – 323 River Street ; Location is at inter- section of River Street : and Brunswick Street approx.. 31 m by 55 m ; When a Member of Ballina Public travels to Inter- section of Kerr Street : and Fox Street, Ballina you see a large Car Park, that would hold at least five to six blocks of land to above measurements : And, built within corner alongside of Traffic Lights is a building that may well or could well be re- modified to handle office facilities and their ever ending ‘money till rollers’!! To handle all business from six or eight bowsers (continually) and even up to ten – So, Why has this DA 2016/ 25 got to go on corner of River Street and Brunswick Street ? When Coles Express already owns this large block of Land as a Car Park ? to their large Supermarket ? And, there is plenty of room for five under- ground Fuel Tanks, where there is only two allocated in River Street at above address : And, plenty of car parking spaces left : With good in- coming and out- going access in two directions with no interruption to present street traffic flows either way, it is a far better site to Blind Freddy when he looked through his glass- eyes ?

What about the present traffic status of affairs – Second Bridge is required at present giving four trafficable lanes in River Street – From Kerr Street traffic Lights to Roundabout at Bunnings at West Ballina ; And, Not two lanes of ‘Road Rage’ which River Street has to endure at present with one lane of cement going no- where- at- all being totally blocked off from all traffic movements in ‘First Class River Street’ with no short term pick- up and set- down available..

With only two lane traffic going east and west from Kerr Street, which is wide street with freshly planted trees and garden beds along it to take up one lane of through traffic, each way, both ways, and all or some short stay parking spaces ; Then Council can put all this centre of River Street cement directive lane- ways in ; Down around Elite Council Buildings at Corner of Cherry and Tamar Streets, Ballina to speed- up their traffic flows further, and to make – up an artist impression for an excuse to call it all a ‘Black Spot’: or ‘Trial by Error’, Bringing traffic to a crawl... All around ‘Council Chambers’?

Instead of present ‘two – hourly’ Road Rage when traffic has very restricted flow on both sides of River Street, with merging Traffic !! Trying to support this ‘Coles Express’ DA 2016/ 25 proposal which is totally un- warranted to be polite !! Since garden beds were put in place ??

Turning to page 27 of Traffic Impact Assessment ; States : When River Street is upgraded to dual lanes, the adverse impact on left turn out of Brunswick will be negated and delays significantly improved over existing conditions. This would be a benefit to existing road users as well as patrons of the development. (7 Para, end quote). That statement begs the Question : Why were the so-called ‘Garden Beds’ installed along side of four lane River Street in the First Place ??

This DA 2016/ 25 that Ballina Council have said will be going ahead for approval to sell petrol without a Complete Environmental Impact Study having not been done on adjoining Residential area in Relation to Toxic Fumes and Undue Traffic Noises, Wheelies being a Bloody Nuisance.

Bagot Street would have to be top dressed and built up. About -0.15 m at least to stop Flooding from Ocean Swells and Sea Surges above 2.5 – 2.8 m AHD, coming in streets from in

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1 | Letter to Advocate Paper.

*Ballina District Citizens and Rate Payers Association  
A 'Non-Profit' Public Organisation Inc. 9891926*

and around and across the small Park that fronts the Canal...

There would have to be Gate Valves installed on ends of all Drain Pipes along the Canal from River Street Bridge going to West Ballina to Bridge going to North Ballina Industrial area...

- Flood Water Gate Valve to be put on pipe on road bend just north of Scout Hall :
- Little Blind Gully just south of Scout Hall : Has a flood valve attached near Bagot street end: Wants another two or three lengths of drain pipe on end and then a new Flood Water gate valve ? : Then whole area has to be re-surveyed and landscaped towards filling in over pipes ?
- Pipe just west end of Marshall street wants another two or three lengths of drain pipe on end and a new gate valve : And fill putting on ends all of present pipes :
- Drain pipe at end of Tamar street wants an extra 6 or 8 lengths of drain pipe on end west past a pine tree and a drain Gate valve on end of Pipe : and, Cleaning - up in general : Then you would have one of the most enjoyable beautiful Parks in the Shire...

Then fill would have to be put over these pipes to add and tidy-up Park : then there are 8 to 10 Camphor Laurel trees around this Park that want removing and new smaller trees planting..

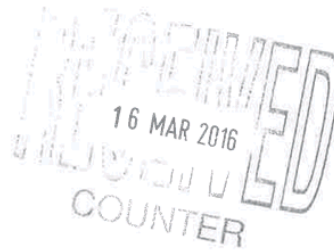
This is all direct 'Breach and Violation' of Misleading and Deceptive Conduct ? Under the I.C.A.C. Act ? Ballina Council is completely out of Control in 2016 ?

Do the Council Town Planners and Engineering staff hold proper legitimate certificates of Administration and Office Position holding ?? If not ? Why not ? Councillors ?

Yours truly,

Ralph Moss

Vice President Ballina Rate Payers 6686 2560



25 Brunswick Street  
BALLINA NSW 2478

16 March 2016

The General Manager  
BALLINA SHIRE COUNCIL  
Attention: Anthony Peters

Dear Sir,

**DA 010.2016.00000025.001**

**New Commercial Bldg (retail/wholesale trade) Demolition of Existing Buildings and Construction of Service Station and Ancillary Kiosk**

I wish to register strong objection to this proposed development based on the following.

**1) Traffic Impact**

Fifteen years ago when we purchased our property Brunswick Street was a quiet side street. After closing Bagot Street to left hand turn off River Street (eastbound) some years ago, Brunswick Street has become a "mini Ballina bypass" to the RSL Bowling Club and Ballina Fair/Ballina Central for vehicles travelling from West Ballina.

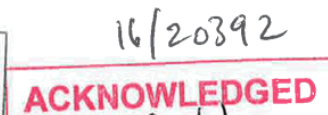
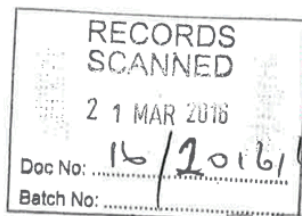
Recently, Council installed righthand turn lanes both ways from River Street into Brunswick Street and continued the median strip across the Tweed Street intersection.

Now, on the northern side of River Street, all vehicles from Tweed Street, Marshall Street, Brunswick Street, Tamar Street and Winton Lane who wish to turn right to travel westwards have to:

- a) exit left from Brunswick Street, travel east to the Kerr Street lights, then turn right, right again, right again and then left back onto River Street and proceed westwards;
- b) exit left from Bagot Street, turn right at the righthand turn into Brunswick St (south) and then turn right, then right again, then left back onto River Street to travel westwards; or
- c) exit left from Tamar Street onto Kerr Street, turn right into Crane Street, then right at Grant Street, then right at River Street proceeding through the traffic lights and then westwards.

Turning left from Brunswick Street, Bagot Street and Tweed Street can also be unexpectedly difficult, depending on the time of day.

Additionally, traffic travelling west along River Street which previously would have turned right into Tweed Street, now turns right into Brunswick Street.



**This situation will be greatly exacerbated if the proposed development is approved.**

The DA states that the proposed service station customers will be "opportunistic" passing trade and mainly eastbound (as it will be difficult for them to turn right into Brunswick St then left into the proposed development). I DISPUTE THIS.

The proposed development will be a "Coles Express" 24 hr service station. I strongly believe that a large proportion of customers will be "dedicated", i.e. Coles customers with fuel discount vouchers. They will travel from various directions, as well as along River Street and, as it will be difficult when travelling west to turn right from River Street into Brunswick St then into the service Station, they will approach via Fox Street, travelling into Canal Road, then Bagot Street into Marshall Street, then into Brunswick Street and finally into the service station. When exiting the service station they will travel back the same way, though some will turn right into Tamar Street then left into Kerr Street. It would be dangerous to exit the proposed development right into Brunswick Street in order to turn left back eastwards onto River Street as vehicles would need to cut across traffic travelling east on River Street who turn left into Brunswick Street.

IN ALL, THERE WILL BE A MARKED INCREASE IN TRAFFIC FROM ALL DIRECTIONS.

**2) Health Impact through noise, dust, antisocial behaviour and loss of amenity.**

The additional traffic and fuel tankers (probably late night and early morning) or will produce high levels of dust, noise, etc. As this development will be highly visible and operating 24 hours, local residences will experience a much higher level of late night anti social behaviour. All of the this will create a significant loss of amenity to residents in the surrounding vicinity.

**3) Environmental**

What level of fill will be required to bring the site up to the required 2.35 metres AHD level for the kiosk and 2.15 metres AHD for the forecourt? How will this level of fill affect the flooding pattern for the area? During times of heavy rain, flash flooding occurs in the vicinity of Tamar and Brunswick Streets, at times extending over the council strip onto properties.

What will happen to the two long standing date palm trees which have stood, according to anecdotal evidence, for many decades? They deserve to be preserved in their present position and not be cut down (or indeed relocated) for the sake of commercial development. Council has been active over recent times with various plantings to beautify Ballina - it can demonstrate how serious it is by helping to preserve these two beautiful specimens.

**4) Property Devaluation**

What impact will this proposed development have on the value of residential properties in the area. One can certainly assume it will **NOT** be positive.



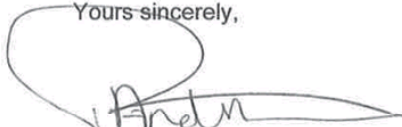
**5) Existing Service Stations**

How many service stations do we need or want? Presently, there are two service stations on the northern side of River Street within a 600 metre distance, namely Liberty within the same block and Shell 500 metres east on corner River/Kerr Sts. Additionally, there is a BP Service Station 1.5 west on River Street, a Caltex Service Station 1.8 kms north at Ballina Central, and another BP Service Station 2.4 kms in North Ballina. Only the Liberty Service Station is mentioned in the DA when describing local businesses in the surrounding locality (though it does include the distance to the Council building!!)

I am attaching a list of 102 concerned neighbours from Brunswick Street, Tamar Street, Winton Lane and Tweed Street (with signatures) who are equally appalled and distressed at the prospect of having such a development so close to our homes. I know there would have been many more signatories but the area was canvassed during business hours when a good proportion of residents were absent from their dwellings.

I hope sanity will prevail and that Council will listen to the residents it represents.

Yours sincerely,













PAMELA ANDREWS

ATTACHMENT TO LETTER SUBMITTED BY P. ANDREWS, 25 BRUNSWICK STREET, BALLINA IN OPPOSITION TO THE PROPOSED COLES EXPRESS SERVICE STATION AT 323 RIVER STREET (CORNER BRUNSWICK STREET) - DA 2016/25. WE, THE UNDERSIGNED HAVE READ THE LETTER AND CONCUR WITH THE POINTS RAISED WITHIN. BY SIGNING BELOW, WE INDICATE OUR OPPOSITION TO THE PROPOSED SERVICE STATION.

NAME	ADDRESS	SIGNATURE
BRIAN BRAGG	27 BRUNSWICK ST BALLINA	<i>[Signature]</i>
AMANDA BRAGG	27 BRUNSWICK ST, BALLINA	<i>[Signature]</i>
BRUCE ANDERSON	4 MARSHALL ST. BALLINA	<i>[Signature]</i>
MARIE ANDERSON	4 MARSHALL ST. BALLINA	<i>[Signature]</i>
JEAN PIKE	3 MARSHALL ST BALLINA	<i>[Signature]</i>
JAMES PIKE	3 MARSHALL ST BALLINA	<i>[Signature]</i>
Pet Adams	2/5 Marshall St Ballina	<i>[Signature]</i>
Sandra Gard	1/5 Marshall St Ballina	<i>[Signature]</i>
GLORIA GOSLING	3/7 MARSHALL ST BALLINA	<i>[Signature]</i>
TERRY GOSLING	3/7 MARSHALL ST BALLINA	<i>[Signature]</i>
Chris Woods	10 Marshall St Ballina	<i>[Signature]</i>
Scott Woods	13 Marshall St Ballina	<i>[Signature]</i>
Margaret O'Neill	15 Marshall St. Ballina	<i>[Signature]</i>
Alexis Mahony	1/17 Marshall St. Ballina	<i>[Signature]</i>
Katie Davis	3/17 Marshall St ballina	<i>[Signature]</i>
Melanie Evans	19 Marshall St Ballina	<i>[Signature]</i>
Kondal Whitney	21 Marshall St Ballina	<i>[Signature]</i>
JENNIFER CORLETT	5/23 MARSHALL ST BALLINA	<i>[Signature]</i>
LEIGH KOWALD	1/16 MARSHALL ST	<i>[Signature]</i>
Phil Daley	1/12 MARSHALL ST BALLINA	<i>[Signature]</i>

ATTACHMENT TO LETTER SUBMITTED BY P. ANDREWS, 25 BRUNSWICK STREET, BALLINA IN OPPOSITION TO THE PROPOSED COLES EXPRESS SERVICE STATION AT 323 RIVER STREET (CORNER BRUNSWICK STREET) - DA 2016/25. WE, THE UNDERSIGNED HAVE READ THE LETTER AND CONCUR WITH THE POINTS RAISED WITHIN. BY SIGNING BELOW, WE INDICATE OUR OPPOSITION TO THE PROPOSED SERVICE STATION.

NAME	ADDRESS	SIGNATURE
Bernard Seaborn	unit 1 168-170 Tamar St	
Sharmain Williams	unit 1 168-170 Tamar St	A Williams
JANET McPHEE	UNIT 2/168-170 TAMAR ST	J. McPhee
Allison Cain	Unit 5/168-170 Tamar St	Alison
MOLLIE PRICE	Unit 10/168 Tamar St.	Mollie S. Price
Lisa Williams	2/177 Tamar St.	
Craig Whitman	1/177 TAMAR ST.	Craig Whitman
Deb FRASER	5/177 TAMAR ST Ballina	
CHRIS MAGAN	4/177 TAMAR ST. BAL.	Chris
Ivo GENT	178 TAMAR ST	
Jim Coughran	181 Tamar St	
Kay Lambert	183 Tamar St Ballina	
Ruth Phelp	185 Tamar St Ballina	
Cheryl Atk	185 Tamar St Ballina	
Greg Halpin	1/187 Tamar St Ballina	Greg Halpin
JOHN MASON	189 TAMAR ST BALLINA	
Emma Hayward	189 Tamar St Ballina	
Luke Hayward	3 Pine Ave, East Ballina	L. Hayward
F. Carney	10/192 TAMAR ST	F. M. Carney
T Monks	17/192 Tamar St Ballina	T. Monks
Cathy Puglisi	16 Brunswick St Ballina	Cathy Puglisi



ATTACHMENT TO LETTER SUBMITTED BY P. ANDREWS, 25 BRUNSWICK STREET, BALLINA IN OPPOSITION TO THE PROPOSED COLES EXPRESS SERVICE STATION AT 323 RIVER STREET (CORNER BRUNSWICK STREET) - DA 2016/25. WE, THE UNDERSIGNED HAVE READ THE LETTER AND CONCUR WITH THE POINTS RAISED WITHIN. BY SIGNING BELOW, WE INDICATE OUR OPPOSITION TO THE PROPOSED SERVICE STATION.

NAME	ADDRESS	SIGNATURE
DIANE HOLLAND	1/12 MARSHALL ST. BALLINA	[Signature]
JOHN BAKER	10 MARSHALL ST BALLINA	[Signature]
Denise Condon	8 Marshall St Ballina	[Signature]
CORAL PATTERSON	32 BRUNSWICK ST BALLINA	[Signature]
CAROL SNOW	2/30 BRUNSWICK ST BALLINA	[Signature]
KERENE BIENKE	28 BRUNSWICK ST BALLINA	[Signature]
Sharon Foon	17 BRUNSWICK ST BALLINA	[Signature]
Lisa Coady	17 BRUNSWICK ST BALLINA	[Signature]
Sue Lightfoot	17 BRUNSWICK ST BALLINA	[Signature]
RUANNI SPENCER	21 BRUNSWICK ST BALLINA	[Signature]
RAY ROBINS	23 BRUNSWICK ST. BALLINA	[Signature]
LEONA SPINKS	24 BRUNSWICK ST BALLINA	[Signature]
Nick McWhinney	26 BRUNSWICK ST	[Signature]
Cassie Weeks	26 BRUNSWICK ST	[Signature]
Lisa McWhinney	5/332 RIVER ST BALLINA	[Signature]
Geoff Smeal	29 BRUNSWICK ST BALLINA	[Signature]
Marce Smeal	29 BRUNSWICK ST BALLINA	[Signature]
JOHN McLENNAN	31 BRUNSWICK ST BALLINA	[Signature]
Sharna Vidler	1/19 BRUNSWICK ST BALLINA	[Signature]
JOHN ANDREWS	25 BRUNSWICK ST BALLINA	[Signature]



ATTACHMENT TO LETTER SUBMITTED BY P. ANDREWS, 25 BRUNSWICK STREET, BALLINA IN OPPOSITION TO THE PROPOSED COLES EXPRESS SERVICE STATION AT 323 RIVER STREET (CORNER BRUNSWICK STREET) - DA 2016/25. WE, THE UNDERSIGNED HAVE READ THE LETTER AND CONCUR WITH THE POINTS RAISED WITHIN. BY SIGNING BELOW, WE INDICATE OUR OPPOSITION TO THE PROPOSED SERVICE STATION.

NAME	ADDRESS	SIGNATURE
HEATHER KING	<del>169</del> 169 TAMAR STREET.	H King
MADELEINE ALLEN	<del>167</del> 167 TAMAR STREET	M Allen
D WATSON	1/65 TAMAR ST	D Watson
N. Glynn	1/65 Tamar St	Natasha Glynn
Brian Kelly	3/165 Tamar St	Brian Kelly
BEN LOVESOP	6/165 TAMAR. ST	B. Lovesop
ROBBI LOVESOP	6/165 TAMAR. ST.	R. Lovesop
BEN BAKER	1/163 TAMAR ST	B. Baker
BEN WADE	Unit 11/161 Tamar ST	B.P. Wade
Roselene Best	2/161 Tamar St	R Best
Margery Best	2/161 Tamar St	M Best
Dyane Bell	1/161 Tamar St	D Bell
Steve Maniemi	158 Tamar	S Maniemi
VERONICA ROBERTSON	168 TAMAR	V Robertson
JOHN RICHARDS	"	J Richards
LINDA LAWRENCE	1/164 Tamar St Ballina	L Lawrence
MARION BYRNE	2/164 TAMAR ST BALLINA	Marion Byrne
ADYRNE	2/164 tamar St Ballina	A Dyarne
Leslie Pearson	4/166 Tamar St Ballina	L Pearson
Milly Pearson	4/166 Tamar St Ballina	M Pearson

ATTACHMENT TO LETTER SUBMITTED BY P. ANDREWS, 25 BRUNSWICK STREET, BALLINA IN OPPOSITION TO THE PROPOSED COLES EXPRESS SERVICE STATION AT 323 RIVER STREET (CORNER BRUNSWICK STREET) - DA 2016/25. WE, THE UNDERSIGNED HAVE READ THE LETTER AND CONCUR WITH THE POINTS RAISED WITHIN. BY SIGNING BELOW, WE INDICATE OUR OPPOSITION TO THE PROPOSED SERVICE STATION.

NAME	ADDRESS	SIGNATURE
Melissa Layton	2/190 Tamar St	Melissa Layton
Gloria Bordin	186 TAMAR -ST.	G. Bordin
Armando Bordin	186 TAMAR. ST.	A Bordin
Betty Hutton	184 Tamar St.	B. Hutton
Natalie Shaw	180 Tamar St	N. Shaw
Arman Bell	3/174 TAMAR ST	Arman Bell
Ben Thompson	2/186 Winton Lane	Ben Thompson
Uila Tenn	2/188 Winton Lane	Uila Tenn
L. Andersen	4/190 Winton Lane	L. Andersen
K. Magnay	3/190 Winton Lane	K. Magnay
M. Myers	8/5 Bagot St Ballina	M. Myers
J. WITTHARD	5/5 BAGOT ST BALLINA	J. WITTHARD
Jana Eyles	1/5 Bagot st Ballina	J. Eyles
Nellie Dingo	13/192 TAMAR ST BALLINA	Nellie Dingo
BEV WILKS	12/192 TAMAR ST BALLINA	B. Wilks
John Smith	1/190 Tamar St Ballina	J. Smith
Leenie Stephens	1/174 Winton La Ballina	Leenie Stephens
ALLAN HAYMS	3-164 TAMAR ST BALLINA	Allan Hayms
GORDON KIRWAN	1/120 CHERRY ST BALLINA	Gordon Kirwan
LEN BUTLER	3/162 WINTON ST Ballina	Len Butler





Attached letter from  
MS Dorrough already  
received 16/5/91

Anthony Peters  
Ballina Shire Council



RE:- DA 2016/25

Lot: 12 DP: 1086670, 323 River Street, Ballina

Dear Sir,

Please find attached additional signatures for the petition of objection previously sent to your office.

Regards

Veda Dorrough  
337 River Street  
Ballina

Anthony Peters  
Ballina Shire Council

RE:- DA 2016/25

Lot: 12 DP: 1086670, 323 River Street, Ballina

Dear Sir,

I wish to submit an objection to the above development.

I believe this development will have a negative impact on nearby residents & similar businesses in close proximity to said development.

This is a relatively quiet neighbourhood with many older residents all concerned with the noise, lights of a night time and the extra traffic in Brunswick St, Tamar St & the very narrow Winton Lane.

Please find attached signed pages of a petition of objection. I started this petition at the request of many residents in the area.

Regards



Veda Dorrough  
337 River Street  
Ballina

To Anthony Peters at Ballina Shire Council  
 RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
 We oppose the construction of a new Service Station in such close proximity to  
 two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
Luke O'Neill	27 Mellis Cct Astonville	
Jim Sweeney	18 ROSO ST Ballina	
JUDY PICKER	46 Kerr St Ballina	
Renee Dall	9 Sneeskys Lane eastward	
MARIE CALDWELL	25 HORIZON DR - BALLINA	
DAVID WINKLER	13 HICKORY ST BALLINA	
Malcolm Dalby	66 Pacific Hwy Broadwater	
CHRIS MAGAN	TAMAR ST. BALLINA	
VAL CRUMMY	HORIZON DR. WEST BALLINA	
D. Bladen	CRKS LANE. BALLINA	
V. GARLAND	81 PINE AVE E. BALLINA	
K WATSON	2/29 CHERRY ST Ballina	



To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
JILL EVANS	22 CLAIRIE CIRCUIT	J.E. Evans
ROBYN MAZOUZIER	171 Sneesbush Ln Vardeil	R. Mazouzier
MEG PIERCE	2 SUNWAY PLACE BALLINA	Meg Pierce
DAVE HEGERT	511 UALTA RD LYNWOOD	Dave Hegert
T. Eyles	1/5 Bays St Ballina	T. Eyles
Angela Frederiksen	18/55 Owen St. Ballina	A. Frederiksen
BEV BLACK	69 Burns Pt. Jetty Rd. Ballina	B. Black
M. PAULL	P.O. Box 137 Ballina	M. Paull
Jenni Campbell	8 Jura Parkway, Cumbalum	J. Campbell
Leon Bayley	49 Lindsay Ave Cumbalum	L. Bayley
Joanna MacPherson	78 Oliver Ave Goonellabah	J. MacPherson
Tiffany Hawkins	1 Baldock Drive, McKeans Ridges	T. Hawkins
R DORROUGH	RIVER ST BALLINA	R. Dorrough
Tim Miller	Berberi Ave Kilmore	T. Miller
G Taylor	ALSTONVILLE	G. Taylor
Mel Stace	East Ballina	Mel Stace
Pam Brown	Sandy Flat Rd. Tintenbar.	P. Brown
Chelly Brown	Sandy Flat Rd Tintenbar. 2478	C. Brown
G Hamblly	Sandy Flat Rd Tintenbar 2478	G. Hamblly
DIANA DEKANTZ	31 SWIFT ST. BALLINA	D. Dekantz
Kathryn Frankham	18 Brunswick St Ballina	K. Frankham

To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
Sherril Muno	Pimlico Road	
Robin Chapman	305 Coast Rd	
Clare Luhrs	178 Fox Street	
Stella Hetherington	6 Rainbow Ave.	
Rebecca Edwards	Pimlico Road	
EMMA O'CONNOR	RIVER DRIVE EMPIRE VALE	
Del Micalisto	19 Tamar St. Ballina	
PAISCILLA PIKE	3/16 Bentinck St Ballina	
V. FANICK	1/1 BOLDING ST BALLINA	
G. FANICK	1/1 BOLDING ST BALLINA	
J. CRAWLEY	P.O. BOX 144 WARDEN	
C. MAROWICK	121 SNEESBY L. WARDEN	
V. BATT	1/9 BOLDING ST BALLINA	
D. COVERLY	570 Regatta K Mechanical	
G. Anderson	70 INGLETON ROAD CUMMER	
B. LARKIN	U 38 FLORENCE PRICE PL	
ROD MAKEJEV	22 DAILY DRIVE GOONENABAH BALLINA	
John McILROY	11 BAGOT PLACE BALLINA	
DAVID SHOAT	25 SUVA ST E-BALLINA	
L. & G. Muller	1/15 The Serpentine, East Ballina	
V O CROSS	37 Kerr St Ballina	
Bradley Kay	3 Mahr Place Suffolk Park	

22





To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
Garth Duncan	119 ANZAC DR GENEVA	[Signature]
Jan Henley	25 Westland Dr. w. Ballina	[Signature]
BILL CHAPMAN	30 BRAMPTON AVE BALLINA	[Signature]
Toni Caesar	132 Moylans Ln Empire Vale	[Signature]
Wayne Myers	24 Rankin DR Bangalore	[Signature]
Ray Chapman	395 Pinkie RD WARDH	[Signature]
Bill Crowe	1/76 Westland PR Ballina	[Signature]
BRETT CONNOLLY	3 chelcote ct Combalum	[Signature]
Louise TRIM	88 CRANE ST BALLINA	[Signature]
Emma Cretha	3 Pinders Pl Ballina	[Signature]
Darren Hosking	132 Cherry St Ballina	[Signature]
Carol Appleby	River St Ballina	[Signature]
Rochelle Stamp	1 Westland Place ballina	[Signature]
Rodney Stamp	1 Westland Place ballina	[Signature]
G. SINCLAIR	45 DOLPHON DRIVE W/BALLINA	[Signature]
HELLEN HOSPERS	2/24 KADINA ST COONELLARA	[Signature]
J. Thornton	350 North Creek Rd - Shennong Head	[Signature]
R. Lockitt	350 North Creek Rd Shennong Head	[Signature]
Josh Harris	1/86 mellis ct Alstonville	[Signature]
Chin. Hech	17. Burt St. Pulla	[Signature]
Sharnee Simpson	1/11 Bagot St, Ballina	[Signature]

21



To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
Nathan Wgatt	8 Henry philp ave - Ballina	
Rebecca Wgatt	8 Henry philp ave - Ballina	
Greg Danvers	1/24 Richmond ave Ballina	
Grant Cooper	356 South Beach Rd	
Don Mac Lemay	22 CLARE CCT BALLINA	
FRANK WOODCOCK	4/1/1 RIVERBAND DRIVE BALLINA	
CHRIS COLLINS	19 THE SERPENTINE BALLINA	
Jenny Mills	199 FOX ST. BALLINA 2478	
Mick Mills	199 Fox St " "	
JAN REALY	2/114 Cherry St. Ballina	
Maeleene Field	1/53 Canal Rd. Ballina	
Alex Aboga	76 MARTIN ST BALLINA	
Geoff Pidgey	12 ERB ST BRIDE	
D WATSON	160 TAMAR ST BALLINA	
R O'Sullivan	33 Robindale Dr Wollongbar	
Carmel Huchell	5/21 River st	
Prina Perry	71 Sandravy Village L.H.	
Marilyn Fountain	20 Granada Pde Alstonville	
Julie Henry	21 ESCAPADE AVE DIAMOND	
Kerley Wooster	21 ESCAPADE AVE BEACH DIAMOND BEACH	
Sue Mulhern	6 Foster st Lennox Head	
Serge Theakston	6 Foster st Lennox Head	

To Anthony Peters at Ballina Shire Council  
 RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
 We oppose the construction of a new Service Station in such close proximity to  
 two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
Simon Glasby	42 Curant St - Ballina	<i>[Signature]</i>
Josh Crossinham	32 Edgewood Cove	<i>[Signature]</i>
NICK CROSS	327 River Street (work)	N. CROSS
Joy Auer	24/1 Sirius Pl West Ballina	<i>[Signature]</i>
David Sullivan	113 demy St Ballina	<i>[Signature]</i>
Kelly Creswell	1/25 Vera St Ballina	<i>[Signature]</i>
P. Hensley	51 Phillipps St Murrumbidgee	<i>[Signature]</i>
DAVID CALDWELL	10 WENDY ST EAST BALLINA	<i>[Signature]</i>
ADRIAN BRITTON	2 BAGOT ST BALLINA	<i>[Signature]</i>
Denise Condon	8 Marshall St Ballina	<i>[Signature]</i>
Natalie Alchin	16 Barito Place Ballina	N Alchin
Kacy Rose	398 Pimlico RD, Ballina	<i>[Signature]</i>
Keane Rose	398 Pimlico RD, Ballina	<i>[Signature]</i>
Liz Hollman	4 Sunnyside Ave, Alstonville, N.S.W.	<i>[Signature]</i>
ALBY WADSWORTH	2/9 VERA ST BALLINA	a.j.w.
Louise Brockman	210 Uralba Rd. Uralba	<i>[Signature]</i>
Harker Myers	8/5 Bagot St Ballina	<i>[Signature]</i>
TY ROSE	398 Pimlico Road Ballina	<i>[Signature]</i>
Julie Donoghue	72 Westland Drive West Ballina	<i>[Signature]</i>
HELEN SKINNER	34 RIVERVIEW AVE BALLINA	<i>[Signature]</i>
Ruth Saxton	2/5 ELL PLACE Ballina	<i>[Signature]</i>
John Saxton	2/5 ELL PLACE Ballina	<i>[Signature]</i>



To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
SUZANNE RAMSAY	4/31 Park St Evans Head	[Signature]
John Rancey	4/31 Park St Evans Head	[Signature]
Sheridan Curtis	4/31 Park St Evans Head	[Signature]
Chloe Metcalf	56 Bottle Brush Cres Evans Head	[Signature]
Frank Anderson	2-55 Catherine	[Signature]
Mick Broadbent	2/41 Bayview Dr	[Signature]
N. B. [unclear]	17 Wattle Court	[Signature]
PETER MAE	39 Riverside Dr Ballina	[Signature]
Robert Colley	2 Cunningham St Ballina	[Signature]
THOMAS [unclear]	42 GIBBS ST HERBERT ST	[Signature]
PETA MAXLEY	6 DIBBS ST, LISMORE	[Signature]
David Smith	171 Lumley Lane Wardell	[Signature]
Danyon McEwan	1/1 Latta Avenue Ballina	[Signature]
Sarah Yates	31 SIRIUS PL Ballina	[Signature]
Beate [unclear]	6 Smith Pl. Ballina	[Signature]
Mark Elliott	34 Granada PDE A1 JILLE	[Signature]
W. Spencer	1/2 Latta Ave Ballina	[Signature]
KAREN SPENCER	10 Suzanne St East Ballina	[Signature]
Bob Swaine [unclear]	901 Pimlico Rd WARRILL	[Signature]
Glenn Bordin	186 Lamar St Ballina	[Signature]
Katey Smith	48 Miller Road Lismore	[Signature]



<p style="text-align: center;"><b>To Anthony Peters at Ballina Shire Council</b>  <b>RE:- DA 2016/25</b></p> <p style="text-align: center;"><b>We the undersigned oppose the development of 323 River St, Ballina</b>  <b>We oppose the construction of a new Service Station in such close proximity to</b>  <b>two long standing existing Service Stations.</b></p>		
NAME	ADDRESS	SIGNATURE
VAL BATTISTUZZI	30 OAKLAND AVE BALLINA	V. Battistuzzi
PEGGY BATTISTUZZI	30 OAKLAND AV Ballina	P. Battistuzzi
PAT O'CONNOR	794 RIVER DR AMPLEVALE	Pat O'Connor
Eric Small	21 BOYVIEW ST	Eric Small
B. Cole	16 P. Langford St Ballina	B. Cole
BRIAN WEAVERS	15 BAGOT ST BALLINA	Brian Weavers
R NEVINS	341 SUM BALLINA RIVER RD	R Nevins
Julie McDuff	9 McCall Pl Alstonville	Julie McDuff
GILY THILANDER	14 MARGIE PORTER PL.	Gily Thilander
Steve WARDL	17 FIDON ST WARDL	Steve Wardl
Ewan Pottie	14 Riverside Dr. W BALLINA	Ewan Pottie
Mary Stode	731 Teven Rd Teven	M. Stode
Maggie Eggen	52 Dees Lane Lynwood	Maggie Eggen
John Fuller	21 CHRISTINA PL. Ballina	John Fuller
John Schusek	7 Ibis Plc Lennox Head	John Schusek
NOLA RICKETTS	158 FOX ST BALLINA.	Nola Ricketts
Helen Jones	32 Brunswick St, Ballina	Helen Jones
JACK LAVIS	21 HENDERSON DR <sup>LENNOX</sup> HEAD	Jack Lavis
JOHN BAKER	10 MARSHALL ST BALLINA	John Baker
Angie Gibson	45 River St Ballina	Angie Gibson
Jill Casagrande	3 Greenview St Ballina	Jill Casagrande
Ebony Bell	1047 PIMLICO RD WARDL NSW	Ebony Bell

To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
KIERAN GOODWIN	24 Canada Av Ballina	[Signature]
TERRY CLARKE	2 CORIK LN, BALLINA	[Signature]
ALAN BARRY	370 MYALE CR RD COLACKI	[Signature]
Natasha Moran	18 Adele St Altonville	[Signature]
Lurline Wheatley	11 North Cr Rd Ballina	[Signature]
Diann Lannoy	16 Ironbark Rd Ballina	[Signature]
Norm Lannoy	16 Ironbark Rd Ballina	[Signature]
R.G. DAVIS	63-120th Cr. Rd. Ballina	[Signature]
Nicole Parker	35 Whippys Ave Altonville	[Signature]
Jan Walker	13 Mc Kinnon St BALLINA	[Signature]
N. Walker	13 Mc Kinnon St E. BALLINA	[Signature]
Kassie McCarthy	8 Bangalore Road, Ballina	[Signature]
DEE TAMINDAU	2 Biala Place BALLINA	[Signature]
Sharon Meyers	60 Riverview AU Ballina	[Signature]
Anthony Johnson	11 P. RD DRIVE BALLINA	[Signature]
RICHARD TAYLOR	2/26 BAYVIEW DR BALLINA	[Signature]
Angus Mackellar	84 Eyles Drive East Ballina	[Signature]
G. HARTEL	40 Commercial Cres	[Signature]
KRICAS	1/1 VERA STREET BALLINA	[Signature]
Matt Bennett	1220 Fern Rd Altonville	[Signature]
MARK LANNAY	12 LORNA PL LANNON HP	[Signature]

21



To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
Sue Wind	44 Alston Ave, Alstonville	
Robyn Brooks	2/35 Westland DR, BALLINA	R. Brooks
Raewyn Godden	50c Norton Rd Cairaba	
Lyn Jackson	41 Westland Drive Ballina	L. Jackson
Jacob Fenwick	2/29 unara parkway, Cumbalum	
ROGER FURNIVAL	73 CARSPPOINT FERRY RD, BALLINA	
Vivienne Godden	7 Westland Dr West Ballina	V. Godden
Mary Lewis	2/326 River Street Ballina	M. Lewis
Karen Trile	2/326 River St Ballina	
Betty Fuller	Jumbilang	B Fuller
Bliss Fuller	Jumbilang	B Fuller
Pam Brown	Tintenbar	P Brown
Jenny Skel	Bexhill St Coleman St	J Skel
L. DONOVAN	2/17 NORTON ST. BALLINA	
Michael Leman	33 Henderson St Winton NSW	
Martin Mueller	1 Dees Lane Alstonville	
Peter Harper	81 Headlands C/Park skennays HD	
Van Garland	2/81 Pine Ave East Ballina	V. Garland
LAREN FLETCHER	7 OHLCOFF CCT, CUMBALUM 2478	
Ms R. Valtrett	342 RIVER ST	Ms R. Valtrett
PAT LEE	32 Bayview Dr East B	P. Lee



To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
Philippa Rose	rose.pip@gmail.com	P. Rose
BRIAN BRADB	27 BRUNSWICK ST, BALLINA	BB
JUNE MOOR	16 Greenhalgh St Ballina	J Moor
JOHN O'CONNOR	322 RIVER ST. BALLINA	J. O'Connor
ROSS MARTIN	3 RICHMOND ST. CROONABAH	Ross Martin
Shane Lyon	17 Duns Pt Ferry R.D	SL
RAY GRAMHAM	SUNNYBANK O. Ballina	R.G.
JUDY QUARK	CHERRY ST BALLINA	J Quark
MARY BOLEMAN	9/310 Dewey St	M Boleman
Pat Adams	215 Marshall St Ballina	P Adams
Catrine Naughtin	5 Vera St. Ballina	C. Naughtin
G. FRANKHAM	18 BRUNSWICK BALLINA	G Frankham
B. FRANKHAM	18 BRANSNICK ST BALLINA	B Frankham
A POOLE	1/55 ADLE ST ALSTONVILLE	A Poole
J. DOCKETT	592 River St. Empire Vale	J Dockett
N Douglas	491 Peacocke Rd Alstonville	N Douglas
A BRAGG	27 BRUNSWICK ST BALLINA	A Bragg
C. M	11 Boul Harbour R.	C. M
RON HERBERT	4/1 RIVERBEND DRIVE	Ron Herbert
J GREENHUGH	79 CATHERINE CRES BALLINA	J Greenhugh
P. ANDREWS	25 BRUNSWICK ST BALLINA	P Andrews

21

To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
JAMES GOULD	398 RIVER DRIVE EMPIRE VALE 2478	
Jill Dalli	417 Pimlico RD Pimlico	
Bronwyn Shepherd	8 Jarrett St Ballina	
FRANK MOFFETT	106 BENTINCK ST BANK	
ALICE MOFFETT.	106 BENTINCK ST. BALLINA.	
D. GIBSON	150 River Drive E. Wardell	
E. HAYWOOD	8/8 Newport St Ballina	
G. FUNNEN	239 COOKS LN WARWOOD	
V Studley	112 RIVERBEND DR. BAL	
CEO TAYLOR	69 VICTORIA RD BRIGHTWATER	
IVOR EVANS	2/11 COMMINGS CRES. CUMBALUM	
Russell Turner	34 Lindenman Street BALLINA	
DEAN HOPKINS	2 SUNSET AVE BALLINA	
GLORIA GOSLING	7 MARSHALL ST BALLINA	
DOROTHY O'DRISCOLL	27 COOSEE ST BALLINA	
JUNE TERLICH	28/3 Helen Cnt. BALLINA	
STEVE LEE.	1/9 NAMIVIRA PL, BALLINA	
Annette Dale	9 Sneesboys Lane East Wardell	
DEB RANSLEY	502 FENWICK DRIVE BALLINA	
SIMON MALL	62 TAMMIE ST BALLINA	
Sandra Stevenson	Westland Dr Ballina	



To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
P. MUIR	25 Cedar Cr. East Ballina	P. Muir
T. BRYDON	101 CATHERINE Ballina	J. Brydon
S. WELER	168 WALLERS RD TEVEN	S. Weller
E. Afford	50 Byers Dr. E. Ballina	Ed
J. WADSWORTH	34 GIBBON ST LENNOX HEAD	J. Wadsworth
C. MYERS	3 NORTON ST BALLINA	C. Myers
Kaye Byrnes	1/15 Vinteriew Ct Ballina	Kaye Byrnes
Joyce Dixon	10 Cavalon Pl Mardell	Joyce Dixon
S. WADDELL	62 Temple St Ballina	S. Waddell
D. Cummings	650 Marom ck Road	D. Cummings
EDNA MOSS	4 KING LAKE BALLINA	Edna Moss
GAYLE BAKER	132 PATCHS BLVD, PATCHS BAKER 2418	Gayle Baker
Aun Heavis	26 NORTON ST BALLINA	Aun Heavis
Peter Brown	10 Skinner st. Ballina	P. M. Brown
SEAN HENRY.	786 Pimlico Rd Pimlico	Sean Henry
SCOTT DEAGIN-BA	4 Asplen Street Ballina	Scott Deagin-Ba
Shirley Witterton	59/35 Skennars Hd Rd Skennars Hd	S. Witterton
Brian Hoge	71 main Street Ballina	Brian Hoge
David A Wilson	50 Alston Ave, Alstonville	David A Wilson
James Gray	1 westland Place ballina	James Gray
ROSS COCHILL.	6 TAMAR. ST BALLINA	Ross Cochill



To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
Adam Carradice	4 Jamie Pl Ballina	<i>Adam Carradice</i>
Brian Smith	115 HENRY PHILIP Ave Ballina	<i>Brian Smith</i>
Jean Taylor	115 Bagot St Ballina	<i>Jean Taylor</i>
Christy Mackay	18 Riverview Ave	<i>Christy Mackay</i>
Bonnie	27/ RIVERBEND DRIVE BALLINA	<i>Bonnie</i>
L. Math	27/1 RIVERBEND DRIVE BALLINA	<i>L. Math</i>
T. COSWIG	3/7 MARSHALL CT BALLINA	<i>T. Coswig</i>
C. LENTON	130 KALINGA ST BALLINA	<i>C. Lenton</i>
Annelake	33 Howard Geo. Ballina	<i>Annelake</i>
Helga Hawkes	59 Clavan st Ballina	<i>Helga Hawkes</i>
Kevin Maynard	20 Cassin Rd Ballina	<i>Kevin Maynard</i>
Luke Anderson	111 Mellis Ct A'ville	<i>Luke Anderson</i>
ANDREA LEMS	8 MULLOWAY PLACE, BALLINA	<i>Andrea Lems</i>
Blaise Cook	67 SARTORES ROAD AMICO	<i>Blaise Cook</i>
Anne Hughes	83 MAPLE DR ASTONVILLE	<i>Anne Hughes</i>
CAVELLE ROBBINS	51/150 CHERRY ST, BALLINA.	<i>Cavelle Robbins</i>
JULIE THIBS	37/136 CHERRY ST, BALLINA.	<i>Julie Thibs</i>
Naomi Davis	4 Bonito place, Ballina	<i>Naomi Davis</i>
P. GORDON	COOCHLA AV LENNOX MEAD	<i>P. Gordon</i>
R. WITT	200 GRAYSONS RD MAROMBA	<i>R. Witt</i>
D. ELPHICK	9. HICKEY PL BALLINA	<i>D. Elphick</i>

To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
R Githoes	1 Plenkauch Rd Broadwater 2972	R Githoes
B MORRIS	15 HOWARD LANE BALLINA 2478	B MORRIS
T. ROBINSON	121 OAKLEY AVE EAST LISMORE	T. ROBINSON
Ray Thomas	1/205 Ballina RD ALSTONVILLE	Ray Thomas
Renni Doyle	14 KALINGA ST BALLINA	Renni Doyle
Robyn Baxter	27 Coral st Alstonville	Robyn Baxter
Kaon Wick	116 King Street Ballina	Kaon Wick
M. Chau	3 Rous place. E/Bahn	M. Chau
L Blau	22 SOUTH BENTON ST BALLINA	L Blau
P. Shaw	2/56 Commercial Rd Alstonville	P. Shaw
SCOTT MCLENNAN	28 MARTIN LANE EMPIRE VALE	SCOTT MCLENNAN
P. EGGLESTONE	25 JUST STREET LISMORE NSW	P. EGGLESTONE
G. WILSON	27. RIVERSIDE BALLINA	G. WILSON
Bonny Clark	25/1 RIVENBEND DRIVE	Bonny Clark
Luke Cassing	93 Cyclist st Waddell	Luke Cassing
W. Wilson	78 River Bend Drive Ballina NSW	W. Wilson
G RAINNIE	2/42 SOUTHCOAST VILLAGE	G RAINNIE
L. Scater	468 Byron Bay Rd Newcastle	L. Scater
Danny Singh	2 Martin St, Ballina	Danny Singh
Stephen Huckerston	15 Brunswick St Ballina	Stephen Huckerston
Brian Dwyer	102 Temple St Ballina	Brian Dwyer

21



To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
KEMM. POLLOCK	10 CRONKEY AV BAKUNA 2478	<i>Kemm Pollock</i>
LYN LOWE	2 CLARENCE ST, BALLINA	<i>L. Lowe</i>
JAMES OVINBT	7/120 CHERRY ST BALLINA	<i>James Ovinbt</i>
C McHeard	648 ENNIS Rd. MARRUBI	<i>C McHeard</i>
J munn	MURKIN ST PARK	
T munn	WEST BALLINA	
L Phulp	WEST PARK	
Rebecca Parr	14 Ramses Street 2477	<i>R Parr</i>
Richard Lavender	137 SWEET ST BALLINA	<i>Richard Lavender</i>
Therese Lill.	14/111 Kalinga St, Ballina.	
Sandi Lindsay	1/21 Lindsay cres. Wardell	<i>Sandi Lindsay</i>
Gary Cross	14/192 TAMAR ST BALLINA	<i>Gary Cross</i>
JOAN MURPHY	40 OAKLAND AV BALLINA	<i>Joan Murphy</i>
H JONES	9 Hayman St Ballina	<i>H Jones</i>
T. STOBART	33 Byron St Lennox Head, 2478	<i>T. Stobart</i>
N. CROSS	1/43 Rous Mill Road Rousmill	<i>N. CROSS</i>
Genny Laull	10/68 Temple st. Ballina	<i>Genny Laull</i>
Sonja Dorey	287 North Taven Rd, Taven	<i>Sonja Dorey</i>
M. WHITENAND	18 BAHAMA AVE ASTONVILLE	<i>M. Whitened</i>
B HARRIS	3-5 MARCIN 2 ST BAKUNA	
DR Munn	2/6 SANDRA CAY BAKUNA	<i>DR Munn</i>

21



To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
JO YOUNG.	9/111 KALINGA STREET	
Shara Vidler	19 Brunswick St	
Janice Gallagher	11 Burns Point Ferry Rd, Ballina.	
Theresa Lyons	746 Pomico Rd Pomico	
JONI McLEOD	31 BRUNSWICK ST BALLINA	
N W MURPHY ANDREW	14 Highfield of Dee Cumbeles	
J. REINHARDT	54 PANORAMA DR ALSTONVILLE	
R Vinter	29 Panorama Dr Alstonville	
M FLANAGAN	2/3 Jamie Pl. Ballina	
J SPEARS.	1 Swains St. Wodell	
G SPEARS.	1 Swain St Wodell	
R. SEWELL	52 DOLPHIN DR BALLINA.	
E. KIDD	110/1 RIVERBEND DR. BALLINA	
A. Woods	3/19-21 Boggs St Ballina	
E. Price	1/43 Rous Mill Rd, Rous Mill.	
J HARRIS	3 Fox St Ballina.	
LANA TAYLOR	20 Boggs St East Ballina	
ARYNIE BURNETT	2 Peppercorne Pl East Ballina	
CHRIS DALBY	111 O'Riordan Dr East Ballina	
Quentin Pike	18 Dampston Ave 2478	
John Davis	10 SIRIUS PL West Ballina	

To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
Francesco Connors	24 Henryphil Ave	f. connors
Phil Witchard	38 Summerhill Cres Ballina	P. Witchard
TINA CARDWELL	10 WONDYST EAST BALLINA	[Signature]
R. Wilson	2/4 CHERRY ST Ballina	[Signature]
WARDEN SPARKE	23 BRIDGE DR. WARDELL	[Signature]
John Wright	89 Box 871 Ballina	[Signature]
Ted Moore	140 Kalinga St Ballina	[Signature]
CAROL BOWLE	24 KALINGA ST BALLINA	[Signature]
Rebecca Grant	14 Kalinga St Ballina	[Signature]
M. McMenon	5 Ingrams rd Cumbrallan	M. McMenon
Adrian Baxter	12 BRAMPTON AVE BALLINA	[Signature]
ER STUDLEY	112 RIVER BEND DRIVE	E.R. [Signature]
MARIE FUNNELL	97 CANAL RD BALLINA	Marie Funnell
GLEN SAKIL	70 CALANE RD BALLINA	[Signature]
Ellis Garner	70 GRANT ST BALLINA	[Signature]
J NURIE	AINSWORTH THE	[Signature]
B Boag	2/5 TAMAR ST Ballina	[Signature]
T. CUNNINGHAM	108 RIVER DR EMPIREVALE	[Signature]
Col Turville	11 HORIZON DR WEST BALLINA	[Signature]
Shane Myers	29 KILLARNEY CR SKENNAH HD	[Signature]
[Signature]	8 BERKATO PLACE BALLINA	[Signature]



To Anthony Peters at Ballina Shire Council  
 RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
 We oppose the construction of a new Service Station in such close proximity to  
 two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
M. TAYLOR.	491. RIVER ST BALLINA	[Signature]
B. EDWARDS	491. RIVER ST. BALLINA	B Edwards
B QUAYLE	491 RIVER ST Ballina	[Signature]
A O'NEILL	491 River St Ballina	[Signature]
J. TIERNY	1/491 RIVER ST WEST BALLINA	[Signature]
B. EDWARDS.	HIBISCUS GARDENS CARAVAN PARK	[Signature]
S. ANDERSON	65 Hibiscus Ballina	[Signature]
B STEWART	8 HIBISCUS BALLINA	B Stewart
R. SKELLES.	63. HIBISCUS GARDENS.	[Signature]
P. RIPPON.	55 HIBISCUS GARDENS.	[Signature]
T NORRIS	36 HIB garden	TN VN
S. DOHERTY.	12 HIBISCUS GARDENS.	[Signature]
R. ELKINS	42 HIBISCUS GARDENS	[Signature]
J. GALLAGHER	9 HIBISCUS GARDEN	[Signature]
C BRANDOLINO	HIBISCUS GARDEN	[Signature]
T Michael	69. HIBISCUS GARDENS	[Signature]
A. BAKER	491 RIVER ST. BALLINA	[Signature]
FRED EDWARDS	491 RIVER ST BALLINA	[Signature]
G. CLARK	73/491 RIVER ST BALLINA	[Signature]
B. HALL.	52/491. RIVER ST BALLINA	[Signature]
D. PETERS.	2/290 RIVER ST BALLINA	[Signature]



To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
A. STEVENS.	1/61 Crane St. Ballina	A. Stevens
R. Fechtner.	<del>65</del> <sup>26</sup> Colfax cct Wollongbar	R. Fechtner
M Dama	7 Elderly @dnt Ballina	M Dama
W Beckers	130 River St, Byron Bay	W Beckers
G CLARKE	24 RIVER ST BALLINA	G Clarke
T King	Unit 202, 35 farcott Ballina	T King
C. Smith	37 Greenwood Dr, Coonellabab	C. Smith
D. O'Connor	744 River Drive, Empire Vale	D. O'Connor
T. Corrigan	97 River St Ballina	T. Corrigan
Melissa Duncan	9/131 Kallinga st Ballina	Melissa Duncan
Kayla Bennett	18 Claire circuit ballina	Kayla Bennett
Peter Mitchellson	13 Alexander Cct, L/HEAD	Peter Mitchellson
ROS LATIMER	49 RIVER ST BALLINA	Ros Latimer
Shari Chesop	13 Cambridge crescent	Shari Chesop
M. JAKSIC	49 Norton st Ballina.	M. Jaksic
Gerry Bleen	2/103 Swift St Ballina	Gerry Bleen
Emily Curvey	39 Forrest street, Bridgetown, WA	Emily Curvey
Leoa Stacey	1026 Tamournd DR TINTENBAR	Leoa Stacey
Madelyn Brookes	1026 Tamournd DR "	Madelyn Brookes
Chris Syme	2 Petrol Ct East Ballina	Chris Syme

To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
YVONNE WRIGHT	1 SANDPIPER CRT BALLINA	Ywright
Rob Harris	7 Cawley close Astonville	R Harris
DANIEL ORLANDO	3 MARINE PL LENNOX HEADS	D Orlando
Stuart Black	14 Stapleton St East Ballina	S Black
Jim Clayton	1 Kurrajong court East Ballina	J Clayton
PAULINE RUTTEN	183 FOX ST BALLINA	P Rutten
Daniel Marisa	Commercial Rd A/51	D Marisa
Mahlida Regan	7 Kurrajong Court Ballina	M Regan
KIRSTY GENAT	108 PINEST WARDLE	K Genat
PAUL BROWN	7 MADDEN PL CUMBALUM	P Brown
Jessica Newton	4/12 Burnett St Ballina	J Newton
Jayd Ginsworth	45 WATERFORD PARADE LENNOX GLEN	J Ginsworth
Jenny Morgan	19 Boomerang St Evans Head	J Morgan
Charlene Vanner	5 Bentock st, Ballina	C Vanner
Lannah Calub	29 Northumberland Dr East BO	L Calub
Janne Vidler	136 Tamar st Ballina	J Vidler
Bern Vidler	136 Tamar st Ballina	B Vidler
Bhoul	10/60 Temple St Ballina	B Boul
Liming Truong	35 BURNS POINT FERRY RD.	L Truong
Rachel Mahoney	17 Marshall St Ballina	R Mahoney



To Anthony Peters at Ballina Shire Council  
 RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
 We oppose the construction of a new Service Station in such close proximity to  
 two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
Mica Holley-Donoghue	2/22 Bentinck St Ballina	M. Holley
CHRIS BACKSHALL	1/21 Tamar St Ballina	Chris Backshall
KATEY RASHUSSEZ	SHERIFF ST Ballina	Katey Rashussez
EMMA McHood	224 Richmond Hill Rd Richmond Hill	Emma McHood
Kelly Ross	Norton St Ballina	Kelly Ross
M GREENAWAY	14 Berrigan Court Gladstone	M Greenaway
J. Logan	185 River st Ballina	J. Logan
D Taylor	185 Ruess Street Ballina	D Taylor
Eden Merlane	63 Treebunds Cres, Ballina	Eden Merlane
JEANETTE MANNING	8 CAMBURT at BALLINA	J. Manning
CAROLYN NOONAN	6/49 WORTON ST BALLINA.	C. Noonan
Grace Brewer	1/15 Pine avenue, East Ballina	Grace Brewer
Brooke McLaren	35155 Paradise Springs Avenue Rebirra	Brooke McLaren
BILL WALKER	23 WOODFIELD CRES E. BALLINA	Bill Walker
ANNE McPhie	158 River St, Ballina	Anne McPhie
Jane Cooper	158 River St Ballina	Jane Cooper
Andrew Danahy	158 River St Ballina	Andrew Danahy
MARK DONNEY	158 RIVER ST. BALLINA	Mark Donney
Marilyn Tate	92/1 Ruinland Dr Ballina	M. Tate
Brian Tate	" " " "	Brian Tate



To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

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We oppose the construction of a new Service Station in such close proximity to  
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NAME	ADDRESS	SIGNATURE
C. HENDERSON	4/15 CRANE ST BALLINA	
N. Powell	71 RIVER ST BALLINA 2478	
R. WILLIAMS	71 RIVER ST BALLINA 2478	
M. WYNCH	73 - - -	
M. Creighton	1/28 Isabella Dr, Skennars Head <sup>2478</sup>	
GARRY ACKHAM	99 RIVER ST BALLINA	
Bev Melbourne	107 River St. Ballina	
S. Miles	109 River St Ballina	
P. Acuña	141 FOX street	
D van Dommele	46 Silvercull DR Ballina	
N. Kenny	1 CHURCH ST BALLINA	
G. Balchin	40 Cook ST Broadwater	
D Rose	55 Jameson Ave Ballina	
R. McWray	16 Bedraun ST Ballina	
Stephanie WILLIAMS	1/10 PINE AVE BALLINA	
Sarah Lark-Taylor	9 Norrell Gr A'ville	
Lyn Tittley	105 Riverside Dr, Ballina	
Carol Davis	3/64 bedarbores La Ballina	
Sarah Gent	179 Tamar St, Ballina	
P. Davies	4 Venn Close Skennars Head	

To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
Maree Pocock	43 Antrim Street Ballina	mPocock
Deb Dyer	29 Teven Rd Alstonville	[Signature]
M. McCLINTOCK	32 Antrim St EAST BALLINA	[Signature]
R. PINNEGAR	10 RAINBOW AV BALLINA 2478	[Signature]
[Signature]	35 Skannary Head Rd Ballina	[Signature]
Debbie Sifford	195 Ballina Rd Alstonville	[Signature]
Kylie Shepherd	2 Jarrett st Ballina	[Signature]
Sherry O'Sullivan	13 Links Ave EAST Ballina	[Signature]
Carla Rowland	12 Sea-Guller Pl East Ballina	[Signature]
Nicole Guter	1/41 Catherine Cres Ballina	[Signature]
Kath Giles	250 North Creek Rd L.H.	[Signature]
Deb Proberts	6 Rebel Ct East Ballina	[Signature]
Denis Pearson	1/27 <sup>Sunrise Cres</sup> <del>Lennox Head</del> Lennox Head	[Signature]
ROSSALYN KIRK	15 PALISADE WAY LENNOX HEAD	[Signature]
Suzie Blewett	557 Friday Hd Rd Buckleby	[Signature]
John Watt	26 Quays Drive Ballina	[Signature]
Mr. Rogers	1 Brunswick St. Ballina	M. ROGERS
Holloughlin	18 Valley Dr Alstonville	[Signature]
M. BUCKNER	20 OCEAN VIEW DR. ALSTONVILLE	[Signature]
K. Faulk	4 William Dr Enns Head	[Signature]
T. Watson	1/23 Gibban st Lennox Head	[Signature]



To Anthony Peters at Ballina Shire Council  
RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
We oppose the construction of a new Service Station in such close proximity to  
two long standing existing Service Stations.

NAME	ADDRESS	SIGNATURE
J MISKIN	3/29 GIBBON ST. LENNOX HEAD	J Miskin
N. ROBBINS	2/7 Wyuba Gas Ballina	N. Robbins
A. Govan	10/60 Swift St. Ballina	A. Govan
M. CRADOCK	95 ST. FRANCIS PLACE, BALLINA	M. Craddock
B. McCall	Pandanus Place, Ballina	B McCall
P. CONDON	Sweetlip Place Ballina	P Condon
K. Ridley	NETH CRK RD BALLINA	K Ridley
Tracy Lister	24 Howard Cres W. Ballina	Tracy Lister
Annita M. Maple	730 BALLARA RD COONEBRAH	ANNITA M. MAPLE
R. Grzeszulska	76 Fig Tree Hill Dr, Lennox Head	R. Grzeszulska
Lorain Cook	80 Crane Street, Ballina	Lorain Cook
Elwyn Sandersan	63 Dolphin Dr Ballina	Elwyn Sandersan
Maxene Garsell	155 FOX ST. Ballina	Maxene Garsell
P. DAVISON	4 Verna Close Skennars Hd	P. Davison
S. Poupard	44 FOX ST Ballina	S. Poupard
K. Chapman	PO Box 65 Bangalore	K. Chapman
L. Nocenda	15 Bellemead Place E/Ballina	L. Nocenda
Sue Davie	74 Bayview Dr Ballina	Sue Davie
Rozhale	Sanctuary Magdalenex Hd	Rozhale
C. WRIGHT	P.O BOX 871 Ballina	C. Wright



To Anthony Peters at Ballina Shire Council  
 RE:- DA 2016/25

We the undersigned oppose the development of 323 River St, Ballina  
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NAME	ADDRESS	SIGNATURE
Janet RORDAN	12 SWIFT ST BALLINA	JRordan
TANIA WATSON	12 BANKSIA AVE LENNOX	TWatson
Jean ISON	46 Norton St Ballina	Jison
Karen Edwards	55/40 southern crss drive	Karen Edwards
Aune Shaw	45B Allens Rd Lennox Head	AShaw
CATHIE EAMES	7 AUGUS KENNEDY CLOSE LENNOX HEAD	C Eames
Jo Parker	37 Greenfield Rd, Lennox Head	Jo Parker
H Callan	44 Lakeview Cir East Ballina	H Callan
P. Goodwin	57 POSE AVE EAST BALLINA	P Goodwin
K. MURPHY	101 FREDERICKS LN, TINTENBAR	K Murphy
U. Kilpatrick	Sugar Cane Rd. Broken Head	U Kilpatrick
C. Fuller	Wilson St WARDLE	C Fuller
J Nagel	13/3 Pecan Court Suffolk Park	J Nagel
A. Woolcott	5 Crowley Ave BALLINA	A Woolcott
M. Nilon	44 Unara Parkway Combalm	M Nilon
Di Taylor	440 Ballina Beach Rd.	Di Taylor
C. Henderson	4/15 CRANE ST Ballina	C Henderson
L. Hancock	5 white water Court E. ballina	L Hancock
J WARD	4/14 TERRACIN PL BALLINA	J Ward
G. Davidson	53 Summerhill Cr. Combalm	G Davidson







16/29082

ACKNOWLEDGED

18 Brunswick Street

Ballina

6-4-16

To whom it may concern

I Betty Frankham is concerned about Coles Service Station going to be on the corner of my street, on account of all the noise of the vehicles pulling up there all night and people roaming around as well, it has always been a nice quiet street here, and that is how I would always like it to stay. So surely we could be given some consideration for it not going to be built there.

There is a Service Station around the corner of my street and I am very pleased and satisfied with it.

So I hope you understand my reason for writing to you and explaining what I think about the Service Station to be built for Coles.

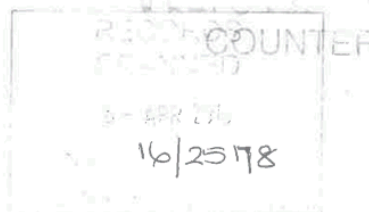
Betty Frankham

25 Brunswick Street  
BALLINA NSW 2478

5 April 2016

The General Manager  
BALLINA SHIRE COUNCIL  
Attention: Patrick Knight, Civil Services

Dear Sir



**DA 010.2016.00000025.001**

**New Commercial Bldg (retail/wholesale trade) Demolition of Existing Buildings and Construction of Service Station and Ancillary Kiosk**

Further to our recent telephone conversation, I wish to submit this letter for tabling at the upcoming Traffic Meeting on 13 April 2016 where the above Development Application will be discussed.

I have a number of objections to this DA which I have addressed in a formal submission dated 16 March 2016 addressed to Mr Anthony Peters.

However, my main objection is based on major increased traffic implications for Brunswick Street, (north), Tamar Street, Winton Lane, and Marshall Street with flow-on effects to Bagot Street, Canal Road and Fox Street.

The reduction from two lanes into one lane for vehicles travelling east at Fishery Creek bridge creates a "busier" flow of traffic on River Street with vehicles spaced much closer together. This, coupled with an almost continuous flow of traffic from the Kerr Street lights, makes it almost impossible to turn right onto River Street from Brunswick Street (north) and difficult at most times of the day to turn left from Brunswick Street (north). I would expect similar difficulties would be experienced turning from Brunswick Street (south).

Fifteen years ago when we purchased our property, Brunswick Street (north) was a quiet side street. Since closing Bagot Street to traffic making a left hand turn off River Street (eastbound) some years ago, Brunswick Street (north) has become a "mini Ballina bypass", providing access to the RSL Bowling Club and Ballina Fair/ Ballina Central for vehicles travelling from West Ballina.

Recently, Council installed righthand turn lanes both ways on River Street into Brunswick Street and also continued the median strip across the Tweed Street intersection, with the following results:

On the northern side of River Street, all vehicles from Tweed Street, Marshall Street, Brunswick Street, Tamar Street and Winton Lane wishing to turn right to travel westwards have to -

a) exit left from Brunswick Street (north), travel east to the Kerr Street lights, then turn right, right again, right again and then left back onto River Street and proceed westwards;

b) exit left from Bagot Street, turn right at the righthand turn into Brunswick St (south) and then turn right, then right again, then left back onto River Street to travel westwards; or

c) exit left from Tamar Street onto Kerr Street, turn right into Crane Street, then right at Grant Street, then right at River Street proceeding through the Kerr Street traffic lights and then westwards.

Additionally, traffic travelling west along River Street which previously would have turned right into Tweed Street, now turns right into Brunswick Street (north) then right into Tamar Street then right into Tweed Street.

When travelling westwards along River Street and using the new righthand turn lane into Brunswick Street (north), if there is traffic in the opposing righthand turn lane, it is very difficult to see oncoming eastbound traffic on River Street. This creates a situation where, in order to turn safely, it is necessary to wait for the opposing righthand turn traffic on River Street to turn into Brunswick Street (south) before turning right into Brunswick Street (north).

**This situation will be greatly exacerbated if the proposed development is approved.**

The DA states that the proposed service station customers will be "opportunistic" passing trade and mainly eastbound (as it will be difficult for them to turn right into Brunswick St then left into the proposed development). I DISPUTE THIS.

The proposed development will be a "Coles Express" 24 hr service station. I strongly believe that a large proportion of customers will be "dedicated", i.e. Coles customers with fuel discount vouchers. They will travel from various directions, as well as along River Street and, as it will be difficult when travelling west to turn right from River Street into Brunswick Street (north) then into the service Station, they will approach via Fox Street, travelling into Canal Road, then Bagot Street into Marshall Street, then into Brunswick Street (north) and finally into the service station. When exiting the service station they will travel back the same way, though some will turn right into Tamar Street then left into Kerr Street. It would be dangerous to exit the proposed development right into Brunswick Street (north) in order to turn left back to travel eastwards on River Street as vehicles would need to cut across traffic travelling east on River Street which are turning left into Brunswick Street (north).

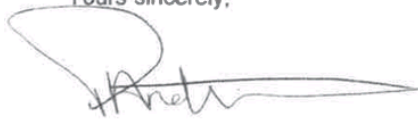
**IN ALL, THERE WILL BE A MARKED INCREASE IN TRAFFIC FROM ALL DIRECTIONS.**



I am attaching copy of a list which accompanied my official submission addressed to Mr Anthony Peters, from 101 concerned neighbours from Brunswick Street, Tamar Street, Winton Lane and Tweed Street (with signatures) (all north of River Street) who are equally appalled and distressed at the prospect of having such a development so close to our homes. Without fail, they all commented on the marked increase in traffic exposure in the area currently being experienced with the ensuing loss of amenity which without doubt will be further exacerbated if the proposed DA were approved. Please note: There would have been many more signatories but the area was canvassed during business hours when a good proportion of residents were absent from their dwellings.

I appreciate the opportunity given to table this letter at the upcoming Traffic Meeting on 13 April 2016. Thank you.

Yours sincerely,

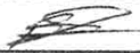


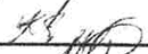



A handwritten signature in black ink, appearing to read 'P. Andrews', with a long horizontal flourish extending to the right.

PAMELA ANDREWS

ATTACHMENT TO LETTER SUBMITTED BY P. ANDREWS, 25 BRUNSWICK STREET, BALLINA IN OPPOSITION TO THE PROPOSED COLES EXPRESS SERVICE STATION AT 323 RIVER STREET (CORNER BRUNSWICK STREET) - DA 2016/25. WE, THE UNDERSIGNED HAVE READ THE LETTER AND CONCUR WITH THE POINTS RAISED WITHIN. BY SIGNING BELOW, WE INDICATE OUR OPPOSITION TO THE PROPOSED SERVICE STATION.

NAME	ADDRESS	SIGNATURE
[Handwritten Name]	[Handwritten Address]	[Handwritten Signature]
AMANDA BRAGG	27 BRUNSWICK ST, BALLINA	[Handwritten Signature]
BRUCE ANDERSON	4 MARSHALL ST BALLINA	[Handwritten Signature]
MARIA [Handwritten]	4 MARSHALL ST BALLINA	[Handwritten Signature]
ZAN [Handwritten]	3 MARSHALL ST BALLINA	[Handwritten Signature]
JAMES PIRE	3 MARSHALL ST BALLINA	[Handwritten Signature]
Paul [Handwritten]	214 [Handwritten] BALLINA	[Handwritten Signature]
[Handwritten Name]	13 [Handwritten] BALLINA	[Handwritten Signature]
FLORA GUSLING	27 MARSHALL ST BALLINA	[Handwritten Signature]
TERRY GUSLING	3/7 MARSHALL ST BALLINA	[Handwritten Signature]
Chris Woods	10 Marshall St Ballina	[Handwritten Signature]
Scott Woods	13 Marshall St Ballina	[Handwritten Signature]
Anthony & Neill	15 Marshall St Ballina	[Handwritten Signature]
Alex [Handwritten]	11 Marshall St Ballina	[Handwritten Signature]
Katie Dav's	3/7 Marshall St Ballina	[Handwritten Signature]
Mel [Handwritten]	19 Marshall St Ballina	[Handwritten Signature]
Kendal [Handwritten]	21 Marshall St Ballina	[Handwritten Signature]
JOANNE [Handwritten]	5/23 MARSHALL ST BALLINA	[Handwritten Signature]
[Handwritten Name]	[Handwritten Address]	[Handwritten Signature]
Phil Daley	1/12 MARSHALL ST BALLINA	[Handwritten Signature]

ATTACHMENT TO LETTER SUBMITTED BY P. ANDREWS, 25 BRUNSWICK STREET, BALLINA IN OPPOSITION TO THE PROPOSED COLES EXPRESS SERVICE STATION AT 323 RIVER STREET (CORNER BRUNSWICK STREET) - DA 2016/25. WE, THE UNDERSIGNED HAVE READ THE LETTER AND CONCUR WITH THE POINTS RAISED WITHIN. BY SIGNING BELOW, WE INDICATE OUR OPPOSITION TO THE PROPOSED SERVICE STATION.

NAME	ADDRESS	SIGNATURE
Bernard Seaborn	unit 1 168-170 Tamar St	
Struan Williams	unit 1 168-170 Tamar St	A Williams
JANET FRISER	unit 1/168-170 TAMAR ST	Janet Friser
	unit 1/168-170 Tamar St	
WILLIE PRICE	unit 1/168 Tamar St	Willie Price
	2/177 Tamar St	
Chris Whitman	1/177 TAMAR ST	Chris Whitman
DEB FRISER	3/177 TAMAR ST Ballina	
CHRIS HALLAN	4/177 TAMAR ST BALLINA	Chris Hallan
IVO GENIT	177 TAMAR ST	
Jen Langham	181 Tamar St	Jen Langham
Raymond	183 Tamar St Ballina	
Ruth Sheff	185 Tamar St Ballina	Ruth Sheff
Allyns Atk	185 Tamar St Ballina	
Carney Halpin	4/187 Tamar St Ballina	Carney Halpin
JOHN MAXIN	187 TAMAR ST BALLINA	
Anna Thompson	67 Tamar St Ballina	
Lure Hayward	3 Park Ave, East Ballina	Lure Hayward
F. Conway	10/192 TAMAR ST	F. M. Conway
T Monks	17/192 Tamar St Ballina	T Monks
Cathy Pugh	11 Brunswick St. Ballina	Cathy Pugh



ATTACHMENT TO LETTER SUBMITTED BY P. ANDREWS, 25 BRUNSWICK STREET, BALLINA IN OPPOSITION TO THE PROPOSED COLES EXPRESS SERVICE STATION AT 323 RIVER STREET (CORNER BRUNSWICK STREET) - DA 2016/25. WE, THE UNDERSIGNED HAVE READ THE LETTER AND CONCUR WITH THE POINTS RAISED WITHIN. BY SIGNING BELOW, WE INDICATE OUR OPPOSITION TO THE PROPOSED SERVICE STATION.

NAME	ADDRESS	SIGNATURE
Diane Howard	2 Marshall St Ballina	[Signature]
John Baker	10 Marshall St Ballina	[Signature]
Dorothy Conroy	8 Marshall St Ballina	[Signature]
Colin [unclear]	[unclear]	[Signature]
Archie [unclear]	2/30 Brunswick St Ballina	[Signature]
BERENE DENCKE	28 Brunswick St Ballina	[Signature]
Shelton	17 Brunswick St Ballina	[Signature]
Lisa Cecady	17 Brunswick St Ballina	[Signature]
She [unclear]	17 Brunswick St Ballina	[Signature]
RAVANNI SPEN	21 Brunswick St Ballina	[Signature]
[unclear]	28 Brunswick St Ballina	[Signature]
LEONA SPINKS	24 Brunswick St Ballina	[Signature]
Nick McWhinney	26 Brunswick St	[Signature]
Cassie [unclear]	26 Brunswick St	[Signature]
Lisa McWhinney	5132 [unclear] St Ballina	[Signature]
Gert [unclear]	29 Brunswick St Ballina	[Signature]
Melissa [unclear]	29 Brunswick St Ballina	[Signature]
Juan McWhinney	31 Brunswick St Ballina	[Signature]
[unclear]	419 Brunswick St Ballina	[Signature]
Juan Andrews	25 Brunswick St Ballina	[Signature]

ATTACHMENT TO LETTER SUBMITTED BY P. ANDREWS, 25 BRUNSWICK STREET, BALLINA IN OPPOSITION TO THE PROPOSED COLES EXPRESS SERVICE STATION AT 323 RIVER STREET (CORNER BRUNSWICK STREET) - DA 2016/25. WE, THE UNDERSIGNED HAVE READ THE LETTER AND CONCUR WITH THE POINTS RAISED WITHIN. BY SIGNING BELOW, WE INDICATE OUR OPPOSITION TO THE PROPOSED SERVICE STATION.

NAME	ADDRESS	SIGNATURE
Wendy King	109 Tamar Street	[Signature]
MARLENE ALLEN	101 Tamar Street	[Signature]
WALTON	105 Tamar St	[Signature]
N Glynn	1165 Tamar St	[Signature]
Brian Galloway	1165 Tamar St	[Signature]
Ben Lovescow	6/105 TAMAR ST	[Signature]
R. B. Lovescow	6/105 TAMAR ST	[Signature]
Ben Baker	1103 Tamar St	[Signature]
Gen Wade	unit 11/161 Tamar St	[Signature]
Roslene Best	2/161 Tamar St	[Signature]
Margery Best	2/161 Tamar St	[Signature]
Dyan Bell	1/161 Tamar St	[Signature]
Steve Manion	158 Tamar	[Signature]
VERONICA ROBERTSON	163 TAMAR	[Signature]
IAN KIRKWOODS	"	[Signature]
Lynette Lawrence	1/164 Tamar St Ballina	[Signature]
Nathan Byrne	2/164 Tamar St Ballina	[Signature]
ADYNE	2/164 Tamar St Ballina	[Signature]
Leslie	4/166 Tamar St Ballina	[Signature]
Melissa	4/166 Tamar St Ballina	[Signature]

ATTACHMENT TO LETTER SUBMITTED BY P. ANDREWS, 25 BRUNSWICK STREET, BALLINA IN OPPOSITION TO THE PROPOSED COLES EXPRESS SERVICE STATION AT 323 RIVER STREET (CORNER BRUNSWICK STREET) - DA 2016/25. WE, THE UNDERSIGNED HAVE READ THE LETTER AND CONCUR WITH THE POINTS RAISED WITHIN. BY SIGNING BELOW, WE INDICATE OUR OPPOSITION TO THE PROPOSED SERVICE STATION.

NAME	ADDRESS	SIGNATURE
Melissa Lytle	21510 Tanna St	[Signature]
Ethonia Bardin	186 TAMARA ST	[Signature]
FRANK BARDIN	186 TAMARA ST.	[Signature]
Greg [unclear]	124 Tanna St	[Signature]
Natalie Shaw	186 Tanna St	[Signature]
James Bell	3/117 TAMARA ST	[Signature]
Sun [unclear]	2/186 winter lane	[Signature]
Walter [unclear]	2/186 winter lane	[Signature]
L. Aderson	4/190 winter lane	[Signature]
K. Magray	3/190 winter lane	[Signature]
M. [unclear]	5/5 Knight St Ballina	[Signature]
T. [unclear]	5/5 BARROT ST Ballina	[Signature]
Jan Eides	1/5 BARROT ST Ballina	[Signature]
John [unclear]	3/192 TAMARA ST BALLINA	[Signature]
Bob [unclear]	2/186 winter lane	[Signature]
John Smith	1/140 Tanna St Ballina	[Signature]
Leonic Stephens	1/174 winter lane Ballina	[Signature]
Allan Haynes	3-164 TAMARA ST BALLINA	[Signature]
Gordon Kincaid	1/120 CHERRY ST BALLINA	[Signature]
JEN BUTLER	3/162 WINTER LN Ballina	[Signature]







**Justine Elliot MP**  
Federal Member for Richmond



JS

Peter Hickey  
General Manager  
Ballina Shire Council  
PO Box 450  
Ballina NSW 2478

*Via: email*

15 April 2016

*Peter*  
Dear General Manager,

Mrs Pamela Andres has contacted my office regarding DA2016/25 - Proposed Service Station Development, 323 River Street (cnr. Brunswick Street), Ballina and I enclose her correspondence.

Could you please respond in writing to Mrs Andrews via this office directly

Regards,

**Justine Elliot MP**  
**Federal Member for Richmond**

*Enc.*

*cc. Ballina Shire Council Mayor, Cr David Wright*

**Electorate Office:** 107 Minjungbal Drive Tweed Heads South **Mail:** PO Box 6996 Tweed Heads South NSW 2486  
**Email:** justine.elliott.mp@aph.gov.au **Phone:** (07) 5523 4371 or 1300 720 675 **Fax:** (07) 5523 4379

**From:** "John and Pam Andrews" <jandpandrews@bigpond.com>  
**To:** "Elliot, Justine (MP)" <Justine.Elliot.MP@aph.gov.au>  
**Subject:** DA 2016/25 - Proposed Service Station Development, 323 River Street (cnr. Brunswick Street), Ballina

Good Morning Justine,

Yesterday, you spoke with my husband John regarding the above proposed development. He asked me to email you detailing actions to date.

Our major issue is with traffic implications to Brunswick Street and its immediate surrounds. On Wednesday 13 April 2016 this was discussed at a Traffic Development Committee meeting (the sole item on the agenda). I had submitted a letter to be tabled at that meeting (copy attached). I subsequently telephoned Mr Patrick Knight at Ballina Council who informed me that the RMS representative at the meeting had also voiced the same concerns in that the developers had "understated" the effect on traffic, as well as problems with ingress and egress off River Street to the proposed development. He advised that the committee had recommended that the proponent of the DA be asked to respond to these concerns and to justify why River Street ingress and egress should be allowed.

The above letter addresses the issues regarding marked traffic increase in the area surrounding Brunswick Street (north).

Initially, I sent a formal submission objecting to the proposed development to Mr Anthony Peters (the Ballina Shire Council officer overseeing the DA) which contained most of the information in the traffic meeting letter. Below is an extract from the submission advising other concerns. Copies of the formal submission have also been emailed to all Councillors.

quote

2) Health Impact through noise, dust, antisocial behaviour and loss of amenity.  
The additional traffic and fuel tankers (probably late night and early morning) or will produce high levels of dust, noise, etc. As this development will be highly visible and operating 24 hours, local residences will experience a much higher level of late night anti social behaviour. All of the this will create a significant loss of amenity to residents in the surrounding vicinity.

3) Environmental

What level of fill will be required to bring the site up to the required 2.35 metres AHD level for the kiosk and 2.15 metres AHD for the forecourt? How will this level of fill affect the flooding pattern for the area? During times of heavy rain, flash flooding occurs in the vicinity of Tamar and Brunswick Streets, at times extending over the council strip onto properties.

What will happen to the two long standing date palm trees which have stood, according to anecdotal evidence, for many decades? They deserve to be preserved in their present position and not be cut down (or indeed relocated) for the sake of commercial development. Council has been active over recent times with various plantings to beautify Ballina - it can demonstrate how serious it is by helping to preserve these two beautiful specimens.

4) Property Devaluation



What impact will this proposed development have on the value of residential properties in the area. One can certainly assume it will NOT be positive.

5) Existing Service Stations

How many service stations do we need or want? Presently, there are two service stations on the northern side of River Street within a 600 metre distance, namely Liberty within the same block and Shell 500 metres east on corner River/Kerr Sts. Additionally, there is a BP Service Station 1.5 west on River Street, a Caltex Service Station 1.8 kms north at Ballina Central, and another BP Service Station 2.4 kms in North Ballina. Only the Liberty Service Station is mentioned in the DA when describing local businesses in the surrounding locality (though it does include the distance to the Council building!!)

I am attaching a list of 102 concerned neighbours from Brunswick Street, Tamar Street, Winton Lane and Tweed Street (with signatures) who are equally appalled and distressed at the prospect of having such a development so close to our homes. I know there would have been many more signatories but the area was canvassed during business hours when a good proportion of residents were absent from their dwellings.

I hope sanity will prevail and that Council will listen to the residents it represents.  
unquote

The RMS (local) were also been provided with a copy of my original submission some time prior to the traffic meeting, so they were already aware of our concerns.

We have also enlisted the help of Tamara Smith who has already made representations on this matter to Council on our behalf. She has been copied on both letters to Council as well as copies of the "petition" from the surrounding area. Camille Keenan from Tamara's Office requested that either Tamara or herself be present at the Traffic Development Meeting but this was declined. Her Office has indicated that, if development consent is issued, Tamara will lobby the State Minister for Planning.

Council have advised that the decision will not be a "tick and flick" and that it will go to a full Council Meeting (at the earliest on 24 May 2016), so I will copy the traffic meeting letter to all Councillors and also lobby for support to deny consent when the DA comes up before Council.

There are quite a number of submissions of opposition to this proposed development which can be viewed on line at Council's website. Also, Liberty Service Station which is located 100 metres from the proposed development and is the only service station in Ballina offering driveway service have submitted a petition opposing the proposed development to Council containing more than 1,000 signatories.

Justine, thank you for taking the time to look at this matter. Any advice or help you are able to offer would be most appreciated.

Regards

PAMELA ANDREWS

25 Brunswick Street  
BALLINA NSW 2478

5 April 2016

The General Manager  
BALLINA SHIRE COUNCIL  
Attention: Patrick Knight, Civil Services

Dear Sir

**DA 010.2016.00000025.001**  
**New Commercial Bldg (retail/wholesale trade) Demolition of Existing Buildings**  
**and Construction of Service Station and Ancillary Kiosk**

Further to our recent telephone conversation, I wish to submit this letter for tabling at the upcoming Traffic Meeting on 13 April 2016 where the above Development Application will be discussed.

I have a number of objections to this DA which I have addressed in a formal submission dated 16 March 2016 addressed to Mr Anthony Peters.

However, my main objection is based on major increased traffic implications for Brunswick Street, (north), Tamar Street, Winton Lane, and Marshall Street with flow-on effects to Bagot Street, Canal Road and Fox Street.

The reduction from two lanes into one lane for vehicles travelling east at Fishery Creek bridge creates a "busier" flow of traffic on River Street with vehicles spaced much closer together. This, coupled with an almost continuous flow of traffic from the Kerr Street lights, makes it almost impossible to turn right onto River Street from Brunswick Street (north) and difficult at most times of the day to turn left from Brunswick Street (north). I would expect similar difficulties would be experienced turning from Brunswick Street (south).

Fifteen years ago when we purchased our property, Brunswick Street (north) was a quiet side street. Since closing Bagot Street to traffic making a left hand turn off River Street (eastbound) some years ago, Brunswick Street (north) has become a "mini Ballina bypass", providing access to the RSL Bowling Club and Ballina Fair/Ballina Central for vehicles travelling from West Ballina.

Recently, Council installed righthand turn lanes both ways on River Street into Brunswick Street and also continued the median strip across the Tweed Street intersection, with the following results:

On the northern side of River Street, all vehicles from Tweed Street, Marshall Street, Brunswick Street, Tamar Street and Winton Lane wishing to turn right to travel westwards have to -

- a) exit left from Brunswick Street (north), travel east to the Kerr Street lights, then turn right, right again, right again and then left back onto River Street and proceed westwards;
- b) exit left from Bagot Street, turn right at the righthand turn into Brunswick St (south) and then turn right, then right again, then left back onto River Street to travel westwards; or
- c) exit left from Tamar Street onto Kerr Street, turn right into Crane Street, then right at Grant Street, then right at River Street proceeding through the Kerr Street traffic lights and then westwards.

Additionally, traffic travelling west along River Street which previously would have turned right into Tweed Street, now turns right into Brunswick Street (north) then right into Tamar Street then right into Tweed Street.

When travelling westwards along River Street and using the new righthand turn lane into Brunswick Street (north), if there is traffic in the opposing righthand turn lane, it is very difficult to see oncoming eastbound traffic on River Street. This creates a situation where, in order to turn safely, it is necessary to wait for the opposing righthand turn traffic on River Street to turn into Brunswick Street (south) before turning right into Brunswick Street (north).

**This situation will be greatly exacerbated if the proposed development is approved.**

The DA states that the proposed service station customers will be "opportunistic" passing trade and mainly eastbound (as it will be difficult for them to turn right into Brunswick St then left into the proposed development). I DISPUTE THIS.

The proposed development will be a "Coles Express" 24 hr service station. I strongly believe that a large proportion of customers will be "dedicated", i.e. Coles customers with fuel discount vouchers. They will travel from various directions, as well as along River Street and, as it will be difficult when travelling west to turn right from River Street into Brunswick Street (north) then into the service Station, they will approach via Fox Street, travelling into Canal Road, then Bagot Street into Marshall Street, then into Brunswick Street (north) and finally into the service station. When exiting the service station they will travel back the same way, though some will turn right into Tamar Street then left into Kerr Street. It would be dangerous to exit the proposed development right into Brunswick Street (north) in order to turn left back to travel eastwards on River Street as vehicles would need to cut across traffic travelling east on River Street which are turning left into Brunswick Street (north).

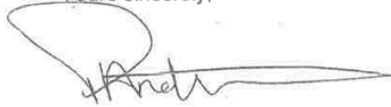
**IN ALL, THERE WILL BE A MARKED INCREASE IN TRAFFIC FROM ALL DIRECTIONS.**



I am attaching copy of a list which accompanied my official submission addressed to Mr Anthony Peters, from 101 concerned neighbours from Brunswick Street, Tamar Street, Winton Lane and Tweed Street (with signatures) (all north of River Street) who are equally appalled and distressed at the prospect of having such a development so close to our homes. Without fail, they all commented on the marked increase in traffic exposure in the area currently being experienced with the ensuing loss of amenity which without doubt will be further exacerbated if the proposed DA were approved. Please note: There would have been many more signatories but the area was canvassed during business hours when a good proportion of residents were absent from their dwellings.

I appreciate the opportunity given to table this letter at the upcoming Traffic Meeting on 13 April 2016. Thank you.

Yours sincerely,

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

PAMELA ANDREWS

---

**From:** John and Pam Andrews <jandpandrews@bigpond.com>  
**Sent:** Monday, 6 June 2016 10:29 AM  
**To:** Anthony Peters  
**Subject:** DA2016/25 - PROPOSED SERVICE STATION, ANCILLARY KIOSK AND ASSOCIATED WORKS - 323 RIVER ST, BALLINA

Good Morning Anthony,

With reference to Ballina Council's letter to the proponent dated 18 April 2016 and the reply from de Groot & Benson Pty Ltd dated 6 May 2016, I would like to make the following comments.

In keeping with the aforementioned letters, I have addressed the relevant points in order.

**1 & 6. RIVER STREET INGRESS AND EGRESS IN CONTRAVENTION OF CLAUSE 101 OF STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007**

***101 Development with frontage to classified road***

*(1) The objectives of this clause are:*

*(a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and*

*(b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.*

*(2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that:*

*(a) where practicable, vehicular access to the land is provided by a road other than the classified road, and*

*(b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of:*

*(i) the design of the vehicular access to the land, or*

*(ii) the emission of smoke or dust from the development, or*

*(iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*

*(c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*

The proposed ingress and egress to the River Street frontage to the proposed development appears to contravene the requirements of Clause 101 of State Environmental Planning Policy (Infrastructure) 2007 in most respects. Existing traffic numbers on River Street and the prospect of significant traffic increase as outlined in 3. and 4. & 7. below, I believe, warrants serious consideration for declining Development Consent.

**2. GRADE CHANGE BETWEEN TRAVEL LANE AND PROPOSED ACCESS ON RIVER STREET**

## 8.1 DA 2016/25 - Service Station, River Street, Ballina.DOC

Although the grade change could possibly be addressed by the proposed works suggested by the proponent, the traffic problems and delays would only be “moved” eastwards on River Street.

Unless all vehicles in the proposed kerbside lane turn left at the Kerr Street lights it will be necessary for vehicles in the kerbside lane to change lanes and move into the middle lane, with vehicles accessing the righthand turn lane to turn right at the Kerr Street lights (who actually want to travel westbound) , a stressful feat which would be possible during non-peak periods but could be very problematic during peak periods, with kerbside lane traffic “banking” back and around the corner into Brunswick Street.

This situation would be greatly exacerbated with the existence of even a “moderately” busy service station on the corner of Brunswick and River Streets.

### 3. UNDERESTIMATION OF TRAFFIC IMPACTS

The proponent’s assertion that the proposed service station will not have any “pull factors” over its surrounding competition and that most customers will be “passing trade” is, I believe, a total misrepresentation of what will be the reality. How can a service station which will be offering fuel discounts to 100% of its customers fail to have a significant “pull factor” over its surrounding competition? (Currently, the proposed development will be an independently owned “Freedom” service station). And further, customers will not only access the service station from River Street and Brunswick Street, but will travel by more circuitous routes from the north, negatively impacting not only Brunswick Street but having a flow effect on surrounding streets.

Currently, 1355 vehicles daily travel on Brunswick Street to or from River Street (according to Council’s own recent traffic count) which could increase substantially if the development proceeds, resulting in further loss of amenity to residents in the immediate locality.

### 4. & 7. EXISTING LEFT AND RIGHT TURNS FROM BRUNSWICK STREET AND IMPACT ON EASTBOUND TRAFFIC LEVELS

The proponent has stated the existing and future problems and suggests that Council consider making the intersection left hand turn only from Brunswick Street north. **The proponent does not address the provision of the existing crash history around the proposal.**

Further, most vehicles, wishing to turn right of Brunswick Street north to travel west DO NOT. They turn left onto River Street, turn right at the Kerr Street lights, then turn right again, then right again, then left onto River Street and then proceed westwards. This affects all vehicles emanating from all streets north of River Street between Kerr Street and Fishery Creek Bridge. (Brunswick Street north is the only street with the possibility of making a right hand turn).

It is also almost impossible for vehicles to turn right out of Brunswick Street south and proceed east on River Street. Vehicles emanating from all streets south of River Street between Kerr Street and Fishery Creek Bridge have to travel eastwards via Greenhalgh and Camioola Streets, then turn left into Kerr Street and then right at the Kerr Street lights. (Brunswick Street south is the only street with the possibility of making a right hand turn).

Recently I have witnessed the following worrying trends since the recent installation of the two righthand turn lanes from River Street into Brunswick Street (north and south):

- a) Some vehicles are attempting to turn right out of Brunswick Street north to travel west on River Street by “resting” in the middle of the road between the right hand turn lanes and waiting for a gap to occur in the westbound lane before completing their turn right. A dangerous act.



## 8.1 **DA 2016/25 - Service Station, River Street, Ballina.DOC**

b) Vehicles travelling west on River Street are making “U” turns at the right hand turn lane at the corner of Brunswick Street and then turning left into Tweed Street.

d) Vehicles travelling west on River Street and attempting to turn right into Brunswick Street encounter difficulties if there is a vehicle in the opposing right hand turn lane as it is very hard to see oncoming traffic travelling eastwards. This has happened to me, me, resulting in an impasse, made worse by a vehicle attempting to turn right from Brunswick north.

The above issues are becoming more commonplace, however, I actually witnessed the following dangerous manoeuvre:

(e) A B-Double attempting to turn right from Brunswick Street north onto River Street, after waiting approximately 15 minutes (not in peak time) drove halfway across the River Street intersection, blocking all eastbound traffic, and waited for a gap to occur in the westbound lane (at least a 30 second wait) before proceeding westwards. It is not uncommon for B-Doubles to travel down Brunswick Street (avoiding the Kerr St lights) then Marshall St, Canal Road and Fox Street en route to and from Ballina Fair/Ballina Central (vehicles from West Ballina also travel this route when travelling to the RSL Bowling Club, Ballina Fair and Ballina Central).

**The current situation is bad enough but cannot fail to get even worse if the proposed development proceeds.**

### 5. TRAFFIC LIGHTS

I believe the proponent makes valid comments in the main regarding the installation of traffic lights. However, whether or not the proposal warrants or justifies the installation of traffic lights is a moot point.

**In my opinion, the installation of traffic lights would only be viable in conjunction with full dual lanes eastbound and westbound and a 2nd bridge over Fishery Creek.**

### 7. ANALYSIS OF IMPACT OF DEPARTING VEHICLES ON EASTBOUND RIVER STREET TRAFFIC STREAM

Not only will the traffic stream during peak periods have to slow but there is a probability it could come to a grinding halt, especially during holiday periods (vehicles towing trailers, caravans, boats, etc). Currently, it is not unusual during holiday periods for traffic to be banked back as far west as the Big Prawn. This will be further exacerbated by traffic turning left out of Brunswick Street north onto River Street which would incorporate vehicles which have exited the proposed development.

### 8. LEVEL OF SERVICE TO BRUNSWICK ST/RIVER ST INTERSECTION (LEFT FROM BRUNSWICK TO RIVER STREET)

Refer to first paragraph of 2. above and 5. above. I do not accept that the proposed works suggested by the proponent would improve the existing situation at all. It could in fact have a negative effect, especially in peak times, with vehicles attempting to change into the middle lane to proceed eastwards or turn right (to then head back westward) at the Kerr Street lights.

### 9. DETAILED SITE SURVEY AND CONCEPT DESIGN

I believe that this needs to be thoroughly addressed by the proponent as requested by Council.

**8.1 DA 2016/25 - Service Station, River Street, Ballina.DOC**

Anthony, I represent the residents contained in the petition submitted with my letter of objection dated 16 March 2016 and cannot emphasise enough how strongly we object to the proposed development. The proponent's proposed extension of the kerbside lane to approximately 60 metres west of the proposed development is, at best, a "bandaid" solution and is hardly better than no solution. The **current** traffic issues outlined above, with Brunswick Street north and south being the only street where, if it were possible, a righthand turn could be made in the quadrant between Kerr Street and Fishery Creek bridge, would be significantly exacerbated with the extra traffic (still under estimated by the proponent) which would be generated by the proposed development.

We strongly entreat that Council decline Development Consent.

Regards

PAMELA ANDREWS

PS Just a reminder - the RMS letter dated 17 March 2016 (referenced in Council's letter to the proponent dated 18 April 2016) has not been uploaded to Council's website.

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This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

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Anthony Peters  
Ballina Shire Council

RE:- DA 2016/25

Lot: 12 DP: 1086670, 323 River Street, Ballina

Dear Sir,

I wish to submit an objection to the above development.

I believe this development will have a negative impact on nearby residents & similar businesses in close proximity to said development.

This is a relatively quiet neighbourhood with many older residents all concerned with the noise, lights of a night time and the extra traffic in Brunswick St, Tamar St & the very narrow Winton Lane.

Please find attached signed pages of a petition of objection. I started this petition at the request of many residents in the area.

Regards



Veda Dorrough

337 River Street

Ballina