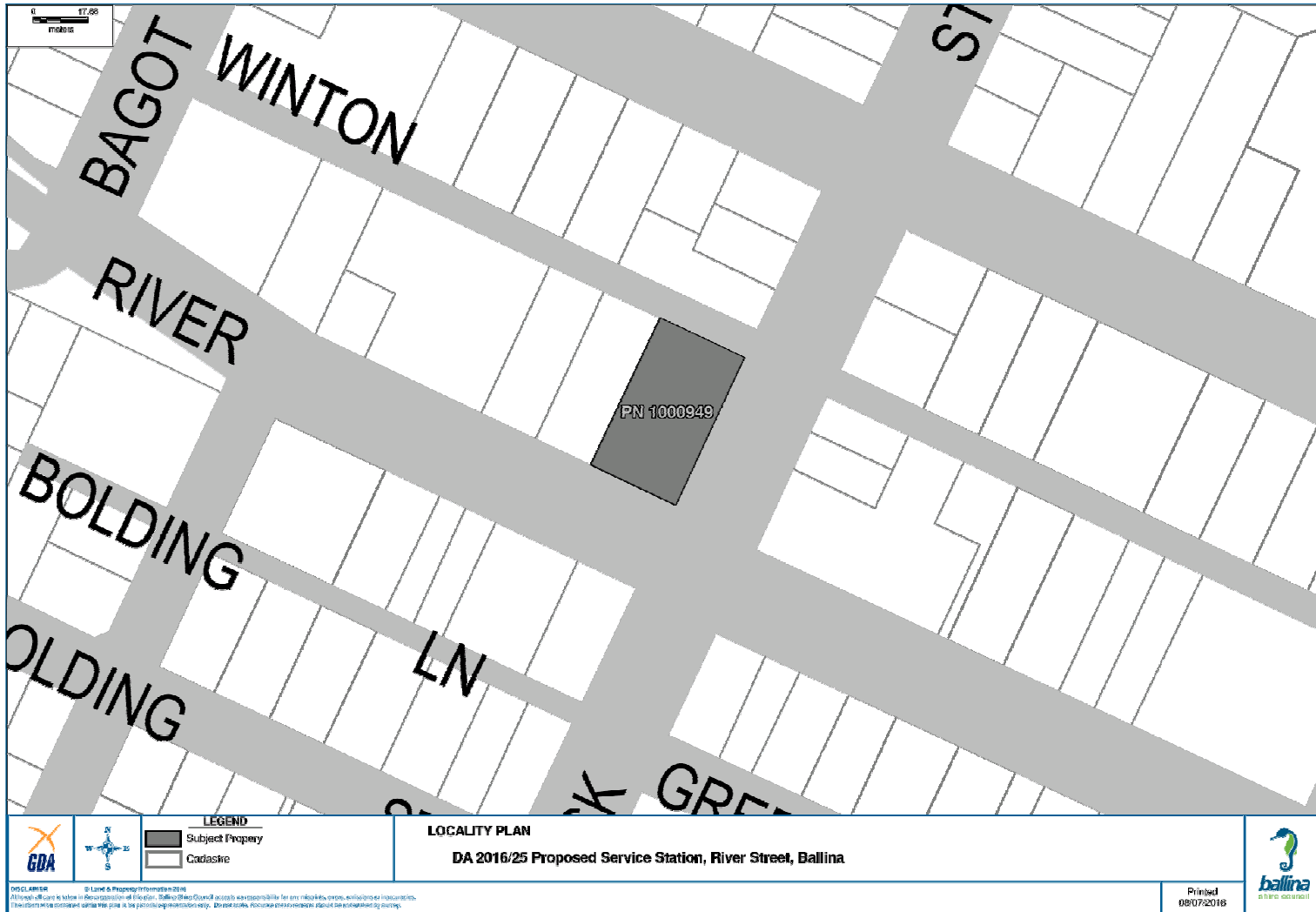
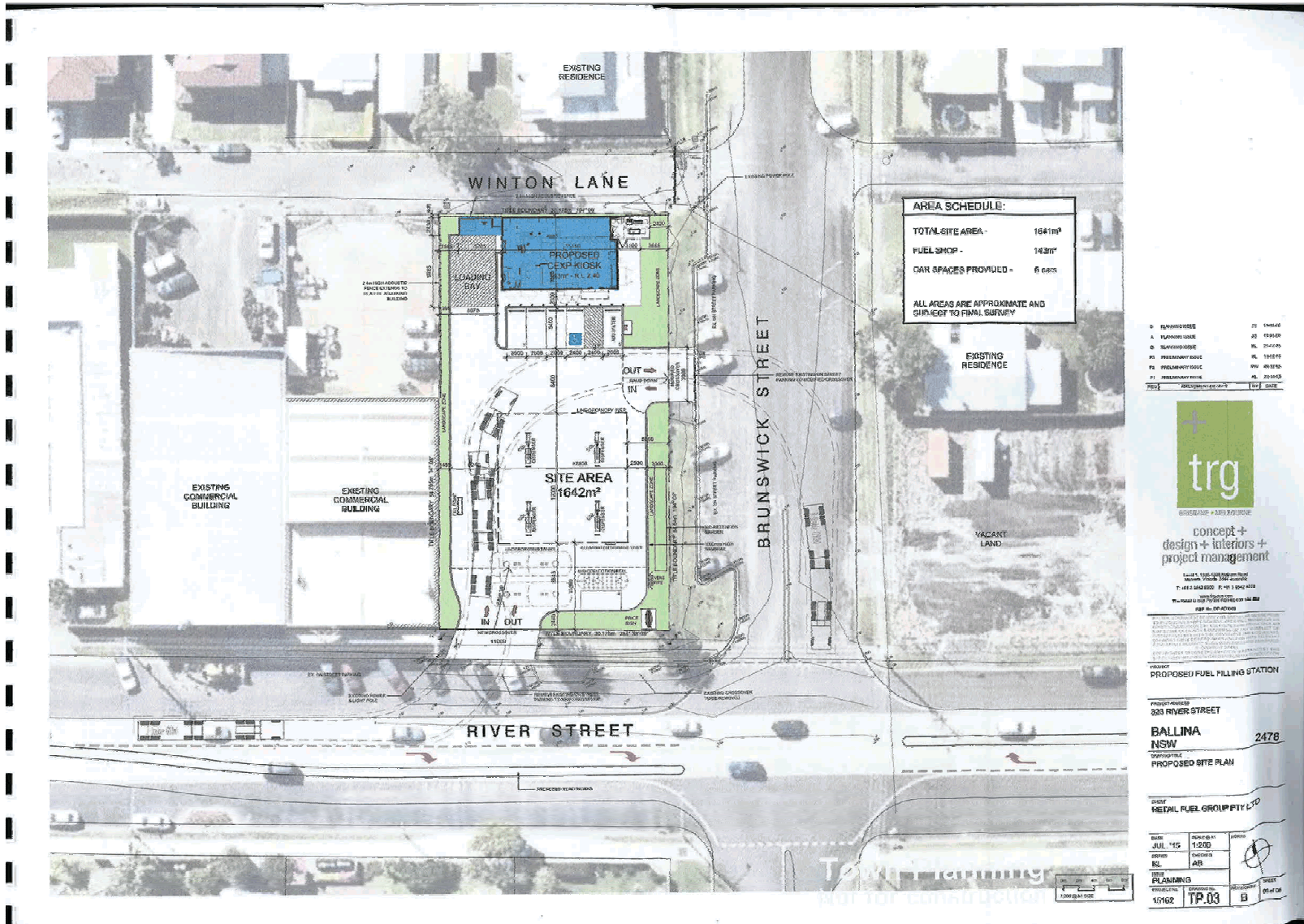
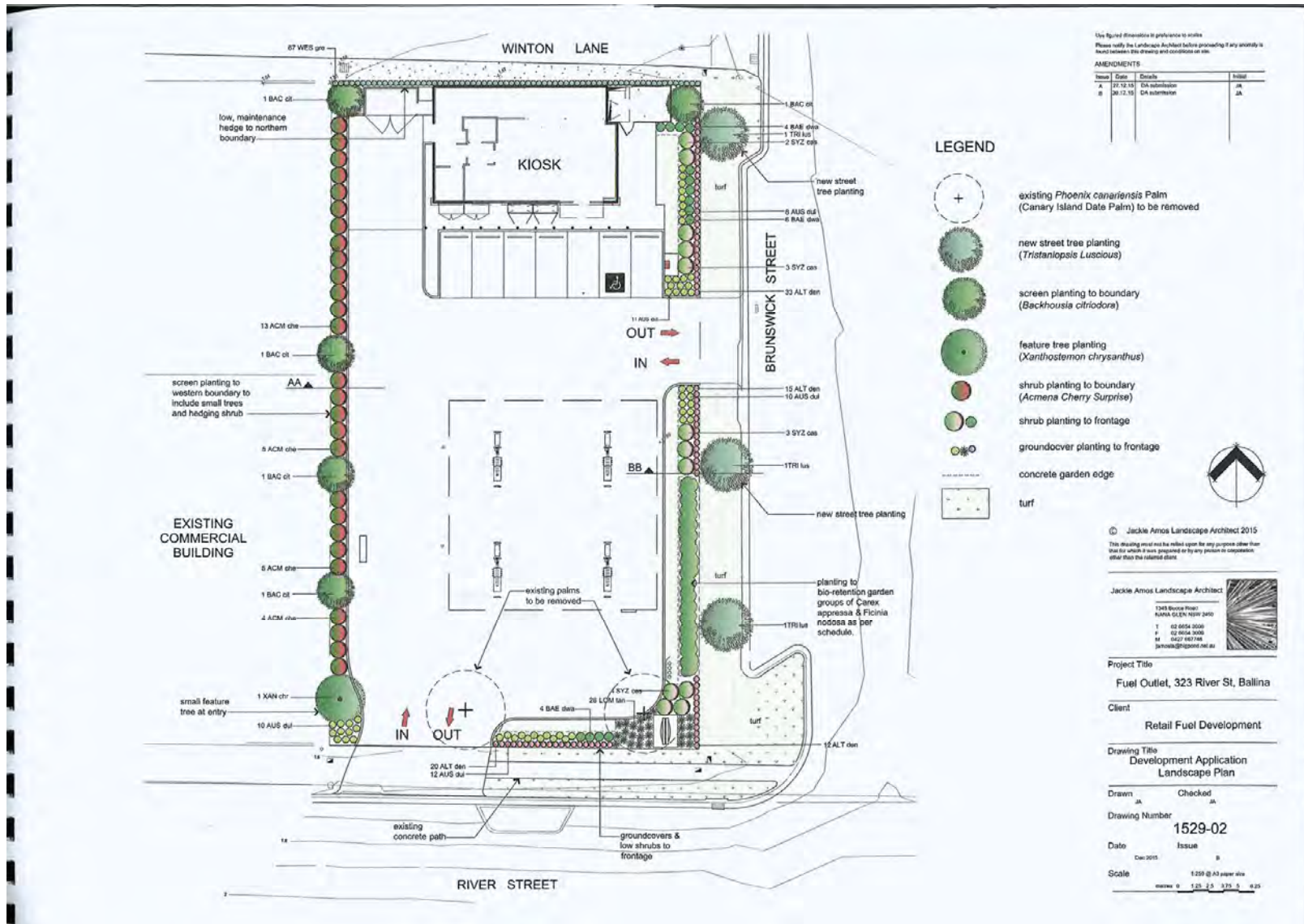


8.1 DA 2016/25 - Service Station, River Street, Ballina.DOC

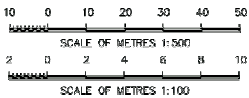
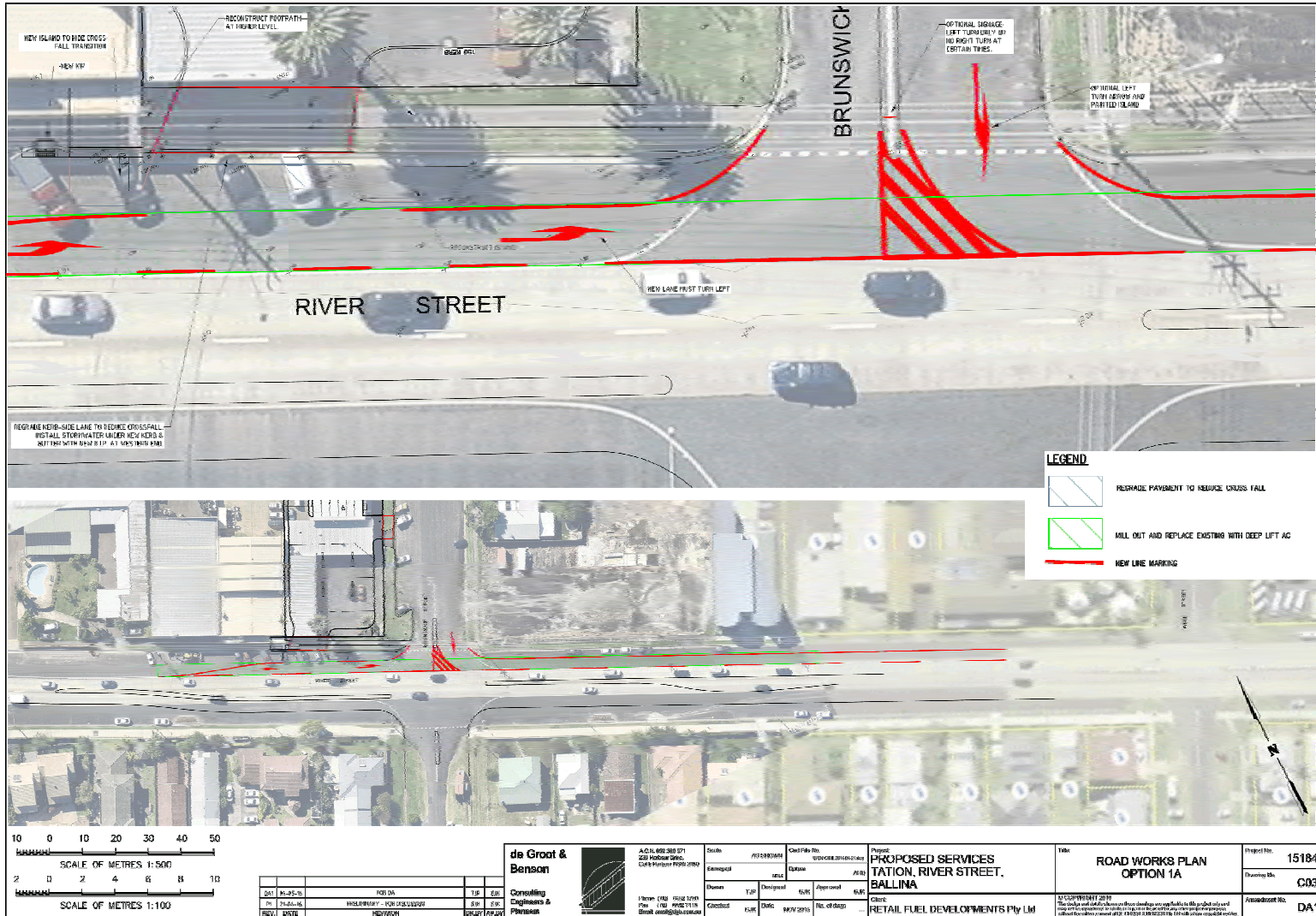




8.1 DA 2016/25 - Service Station, River Street, Ballina.DOC



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



DA1	16/05/16	FOR DA	TIP	SR
PL	23/04/16	HOLDING - FOR USE/ISSUE	SR	SR
REV	DATE	REVISION	BY	FOR

de Groot & Benson
Consulting Engineers & Planners



ACIL 692 283 071
231 Redbank Rd.
Coffs Harbour NSW 2450

Drawn	TJP	Designed	SRK	Approved	SRK
Checked	SRK	DATE	16/05/2016	NO. OF SHEET	

Client: **RETAIL FUEL DEVELOPMENTS Pty Ltd**

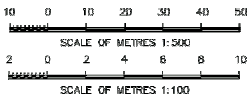
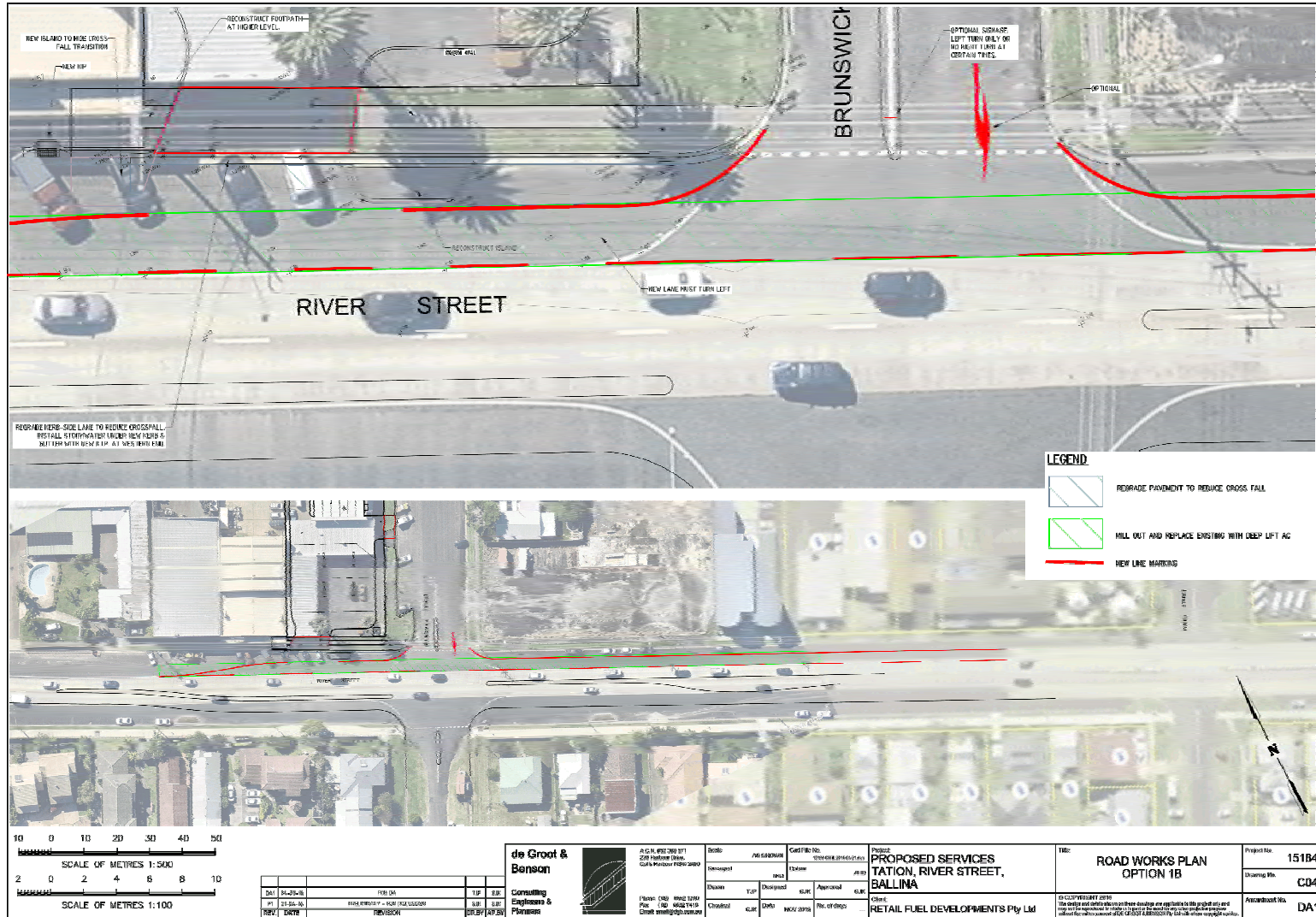
Project: **PROPOSED SERVICES STATION, RIVER STREET, BALLINA**

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

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

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



REV	DATE	REVISION	DRN BY	APP BY
01	16/05/16	TRM DA	TIP	SRP
02	21/06/16	FINAL PRELIMINARY - FOR PUBLIC USE ONLY	SUB	SRP

de Groot & Benson
Consulting Engineers & Planners

A.G.N. 492 260 DT
20th Waterloo Drive,
Coffs Harbour NSW 2450
Phone: 080 080 2260
Fax: (08) 6522 7415
Email: enquiries@dg.com.au

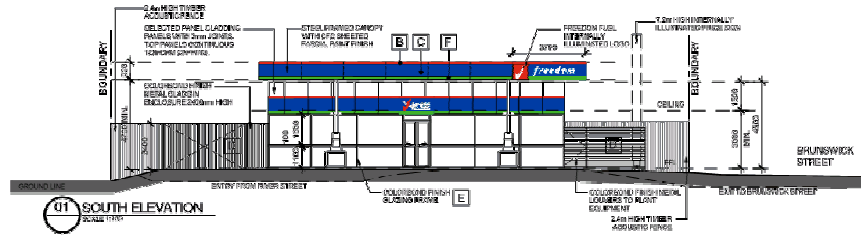
Role	Name	Signature	Date
Manager	ANDREW BARKER	[Signature]	13/06/16
Designer	TIP	[Signature]	21/06/16
Checker	SRP	[Signature]	21/06/16

Client: RETAIL FUEL DEVELOPMENTS Pty Ltd
Project: PROPOSED SERVICES TATION, RIVER STREET, BALLINA

Project No: 151B4
Drawing No: C04
Attachment No: DA1

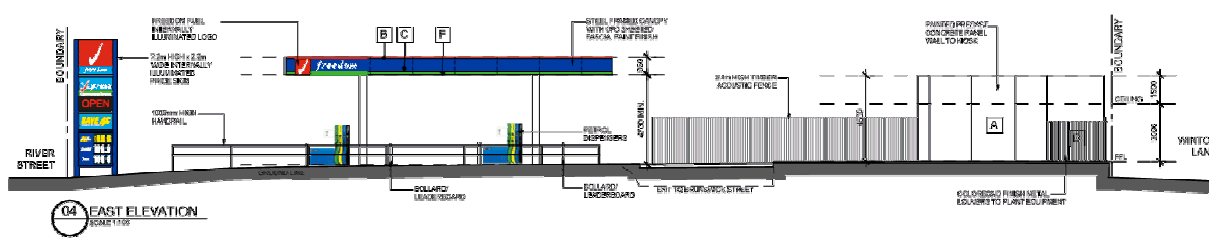
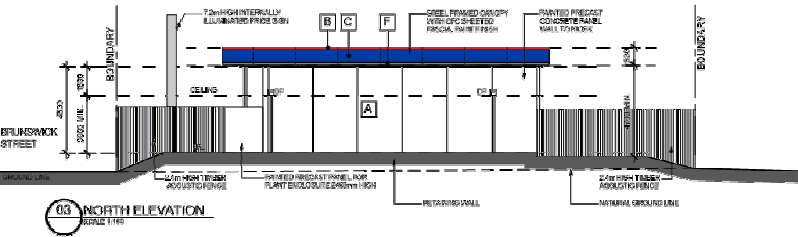
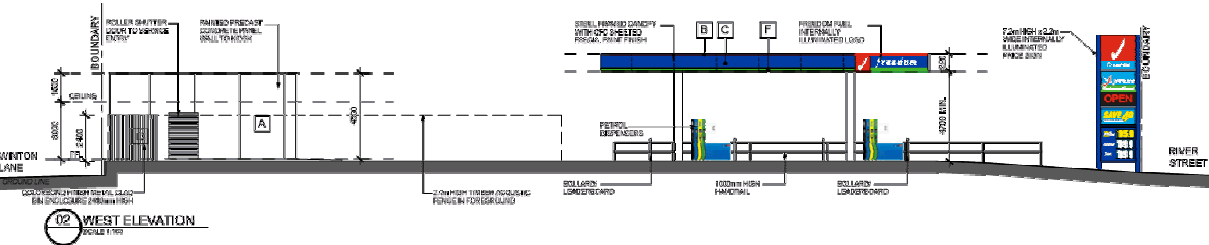
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8.1 DA 2016/25 - Service Station, River Street, Ballina.DOC



EXTERNAL COLOUR SCHEDULE

[Color swatch]	PAINT FINISH COLUX INTERIORS-BLD 212
[Color swatch]	PAINT FINISH BAS OF RED
[Color swatch]	ACM PANEL BAS OF PATRICIA BLUE
[Color swatch]	PAINT FINISH COLOURED CUSHION ORE
[Color swatch]	POSSIBLY PAINT FINISH COLOURED MONUMENT
[Color swatch]	ACM PANELS OF LIME GREEN



C	ACQUANT FENCE	12	1200x6
A	ACQUANT FENCE	14	1200x6
B	ACQUANT FENCE	15	1200x6
D	ACQUANT FENCE	16	1200x6
E	ACQUANT FENCE	17	1200x6
F	ACQUANT FENCE	18	1200x6
G	ACQUANT FENCE	19	1200x6
H	ACQUANT FENCE	20	1200x6
I	ACQUANT FENCE	21	1200x6
J	ACQUANT FENCE	22	1200x6



concept + design + interiors + project management

MULI PROJECTS
 1/101 SPURWAY RD
 THE RIVER STREET FUEL FILLING STATION

PROPOSED FUEL FILLING STATION

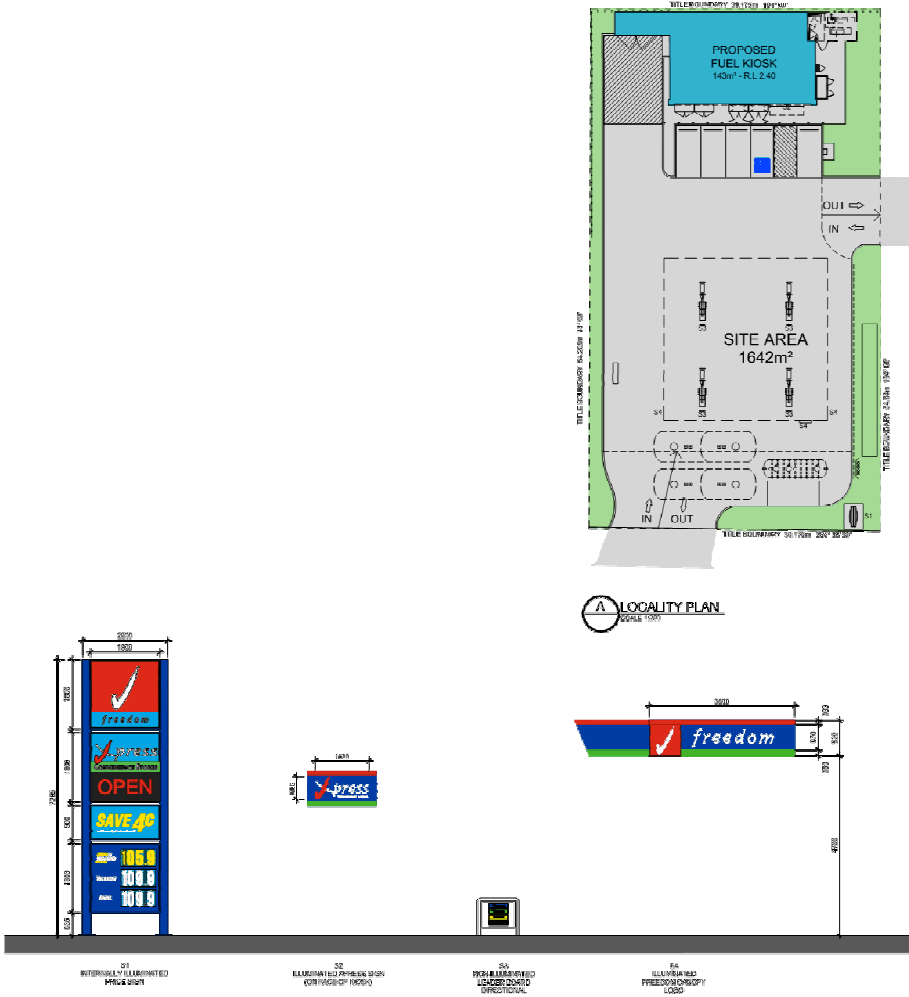
PROJECT REFERENCE
 2623 RIVER STREET
BALLINA NSW 2478
 PROPOSED ELEVATIONS

OWNER
 RETAIL FUEL GROUP PTY LTD

DATE	SCALE	NO.
JUL '15	1:100	
DATE	SCALE	NO.
KL	AR	
DATE	SCALE	NO.
PLANNING		
PROJECT NO.	PROPOSAL	REVISION
15162	TP.05	C 2/01

Town Planning
 Not for construction

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



A LOCALITY PLAN SCALE 1:500

B SIGNAGE ELEVATIONS SCALE 1:25

D	PLANNING REVIEW	15	17/06/16
A	PLANNING REVIEW	15	12/07/16
B	PLANNING REVIEW	15	29/10/16
M	PLANNING REVIEW	15	03/03/17
PREP	CONCEPT DESIGN	15	11/04/16



concept + design + interiors + project management

METAL FUEL GROUP
11-12/2000 BROADWAY, 15/4013 BROADWAY
The Retail Fuel Group are pleased to have
METAL FUEL GROUP

PROPOSED FUEL FILLING STATION

322 RIVER STREET
BALLINA
NSW 2478
PROPOSER SIGNAGE

METAL FUEL GROUP PTY LTD

DATE	APPROVAL	STATUS
JUL '16	AS SHOWN	
REVISION	DATE	
KL	AM	
PLANNING		
PROJECT NO.	TP.06	REVISION
15162		B

Town Planning
Not for construction



NSW POLICE
Richmond Local Area Command
Crime Management Unit



5 Zadoc Street, Lismore NSW 2480

Telephone: - 02-66260569.

Email: ryanlat@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 18/00026
Your Ref: DA: 2016/25.

General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

Attention Anthony Peters

Dear Sir

**DA 2016/25, 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 has 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 | 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 enquires regarding the above comments please do not hesitate to contact Liz Smith, Manager Land Use Assessment on (02) 6640 1382 or via email at: development.northern@rms.nsw.gov.au

Yours faithfully



17 March 2016

for Monica Siroi
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 Klask**

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 (MR546) 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 13B 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 | 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) 6540 1362 or via email at development.northern@rms.nsw.gov.au

Yours faithfully

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

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

16/13814



QLD State Office
37 Kerry Road Archerfield QLD 4108
P | (07) 3373 6250
F | (07) 3216 7021
www.bea.com.au

Anthony Peters
DA 2016/25
28th 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 SHYLAND RD,
RE D.A. 2016/25 60 ON ELL APART
BALLINA SHIRE COUNCIL. 2480
3-3-16.

FAMILY RENTING, 318 RIVER ST
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, on my family, object strongly to this proposal. We are concerned about noise and air quality.

Yours sincerely
Betty McPherson
Mrs Elizabeth Anne McPherson

02 66 241 085
0417 739 859.

RECORDS SCANNED
4 MAR 2016
Doc No: 16/15705
Batch No:

RECEIVED
3 MAR 2016
COUNTER

REGO
SCAP

16/5711
ACKNOWLEDGED

16 BRUNSWICK ST
BALLINA 2478
2.3.16

4 hour period
16/5685
Type NO

To BALLINA SHIRE COUNCIL
RE DEVELOPMENT PROPOSAL FOR
LOT 12 303 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 takes 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 do 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 ANN HOLMES) my father Charles Holmes worked in RIVER ST at a grocery 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 proceed.
- ⑨ View from my kitchen window will be lost.

CATHERINE
Catherine A. PUGALISI ANTONIA M PUGALISI
Cathy Pugalisi

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?

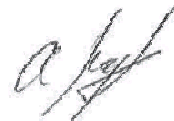
③ If passed, I would like to know if a Demolition Study has been done?

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.

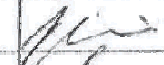



We are concerned that if a demolition should go ahead and there be any damage cracks etc etc, Council would be responsible and we would expect them to be repaired at no cost to us.

ANTONIO M PUGLISI



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
Brendan Puglisi	16 BRUNSWICK ST BALLINA	
Tony Puglisi	16 BRUNSWICK ST BALLINA	
JAMIE PUGLISI	16 BRUNSWICK ST BALLINA	
MARK PUGLISI	" " " "	

Anthony Peters

DA 2016/25



16/15712-
ACKNOWLEDGED

Jane O'Connor

322 River St.

Ballina' 2478

2nd March' 2016

Subject: Objection to DA 010.2016.0000025.001- 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.

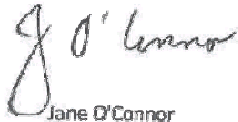
To serve the general public what about building out on the highway, as late at night there is nothing between Grafton and Chinderah.

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

The General Manager
Ballina Shire Council

16/15715

ACKNOWLEDGED

RECORDS
SCANNED

4 MAR 2016

Doc No: 16/15688

Batch No:

John O'Connor
322 River Street
Ballina, 2478

Date: 2nd 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 Darrough
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 JOHN	1 CLOVELLY PL WOLLONGAH	
B Robinson	50 Brandon St Suffolk	
D Warride	15 Stanley Park Wollongah	
G. Rowett	11 CEDAR CRESCENT	
G. M. CARTNEY	4 FAWCETT ST.	
John Crossingham	327 RIVER STREET Ballina	
L. Stone	53 Swift St Ballina	
LEX COLE	3 MARINE ST BALLINA	
Charles LIVERY	100A LINDURRA RD Lindurra	
WS PRATT	31 PENDAFF CRESCENT	
S. G. BLACKMORE	ALCORN RD KNORROW	
G. ROBERTS	139 BROKEN ROAD RD NEWRYBAR	
SMOKE STEWART	25 RINGBURN AVE BALLINA	
Anthony Solman	46 Cranford Pde Kemarshel	
Bob Colley	2 Cunningham St, Ballina	
Dylan Steele	188 TARA DOWNS	
Sue Inlach	17 Whippys Ave ALSTONVILLE	
	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. BARNETT	11 Anderson St Ballina	[Signature]
ELVIS	33 River St Woodburn	[Signature]
Emma Farlovorlen	8 Westland Place. W. Ballina.	[Signature]
BARRY HARRIS	3 - J ANDERSON ST	[Signature]
TRACY BURKE	586 River St West Ballina.	[Signature]
D. Spencer	19 Pacific Hwy Broadwater	[Signature]
W. Wierwille	37 Rainforest way Lennors Head	[Signature]
Michelle Burvill	731 Fernleigh Rd Brooklet.	[Signature]
D. Cook	51 Riverview Ave Ballina	[Signature]
L. BELL	109 Swift St BALLINA	[Signature]
W. Hughes	Keith hall lane sth ballina	[Signature]
T. Johnson	CHESWORTH LANE WOODBURN	[Signature]
K. LINDHESSE	11 GORDONSHILL DRV Lennors	[Signature]
J. Belthoray	11 Keith hall lane	[Signature]
S. Morris	4/190 winter lane	[Signature]
M. Tenstey	212 Maylands lane	[Signature]
David Grayson	94. Crane St. Ballina	[Signature]
JOHN WILCHAMPTON	5-5 BRASOT ST. BALLINA	[Signature]
Gregory Thomas	6 Fernside Ave BALLINA	[Signature]
Bob Bender	28 Brunswick St Ballina	[Signature]
Liz Vore	46 Prospect 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
R BELLO	PO BOX 39 Ballina 2478	R Bello
Sobornar	Parkland Dr Alderville	Sobornar
NARCISSE HILL	LOT 23/75 SIRENCKEN	N H Hill
Ivan	Conal Rd Ballina	Ivan
DIM MILDROM	59 GRANT ST BALLINA	D Mildrom
Gr Richardson	4/326 Ruessl Passions	Gr Richardson
Roni Ludwood	35 Lindsay Ave Cumbalum	Roni Ludwood
ANN NEAR	3/13 SWAMPBANK DR BALLINA	Ann Near
Salkler	Swift St Ballina	Salkler
Wade Turner	55 Keelher road Cumbalum	Wade Turner
MIRA SLADIC	26/12 FLORENCE PR. PLACE Ballina	Mira Sladic
PETER COURTNEY	51 northumberland dr Ballina	P Courtney
Yvonne Blitt	39 Beachtopr Ave East Ballina	Yvonne Blitt
Ionian Stamp	1 Westland Place Ballina	Ionian Stamp
Keziah Moss	15 Catherine Crescent, Ballina	Keziah Moss
Geoff Devese	21/01 LINKS DVENNE East Ballina	Geoff Devese
Les CREGAN	145 GRAMM RD MOKON CREEK	Les CREGAN
Clint Vale	132 Tevan rd Ballina,	Clint Vale
Jolke Joyce	25 Chavan St Ballina	Jolke Joyce
Jim O'SULLIVAN	28 B LINDA DR Ballina	Jim O'Sullivan
Sallyn Marchant	2 Spinnaker Cr Ballina	Sallyn 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 Dalamanah Bay	A. Hick
Logan McPike	2/69 SIMPSON AVE WOLLONGHAL	Logan McPike
N. Blanch	Pine Avenue, East Ballina	N. Blanch
B. Stamp	1 Westland Place Ballina	B. Stamp
J. Black	133 CAMERONE CRES BRUCEVA	J. Black
K. Hamilton	46 Grant St Ballina	K. Hamilton
V. Page	486 River St Ballina	V. Page
A. Hayes	25 TERN RD ALSTONVILLE	A. Hayes
J. Dorn	611 PEARCE CREEK RD ARIEL	J. Dorn
SEAN	BRUCEVA	SEAN
G. WEBBER	9 CLARE COT BALLINA	G. Webber
G. Dodd	21 BURNS ST FERRY RD BALLINA	G. Dodd
NEUSSA BLACK	JAMESON AVE BALLINA	Neussa Black
grace Reidy	32 Volley Dr N. Dille	Grace Reidy
V. Moy	18 Martleys Road Lomah	V. Moy
T. Winkel	1420 Mt Neer Rd Qld	T. Winkel
P. Lee	277 Mt Brisbane Rd	P. Lee
(To Leman)	1 Watarawa Court Ballina	(To Leman)
B. Jung	73 Morelia Lane Wollongbar	B. Jung
G. Brown	10 KUMERA CROOKVALE	G. Brown

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]
Mason	Putrao Rd Putrao	[Signature]
R. Army	3/107 Kalinda St Ballina	[Signature]
S. Mason	4/5 Bagot St Ballina	[Signature]
E. Clark	Wardell.	[Signature]
J. Cross	Broadwater	[Signature]
N. FORWARD	132 Whytes h. West Putrao	[Signature]
D. FAREY	12 Alison Ave Geonellabah	[Signature]
S. Combs	Abstonville	[Signature]
Jason Bond	3 GARRON ST Enngleby	[Signature]
A. COOPERSON IFA	Leinnox Hill	[Signature]
C. Pate	132 Tennyson Rd Ballina	[Signature]
M. Kaul	53 Montwood drive	[Signature]
M. Bell	135 Fox St Ballina	[Signature]
R. Fell	65 Lake Ave Abstonville	[Signature]
Kosson	70 Gullam Ballina	[Signature]
Dore Steel	55 Norton Street Ballina	[Signature]
Scott Campbell	44 Hayman St Ballina	[Signature]
Helen Dawes	River St. Ballina	H. Dawes
Robert Lyford	13 Simpson Ave Wollongbar	[Signature]