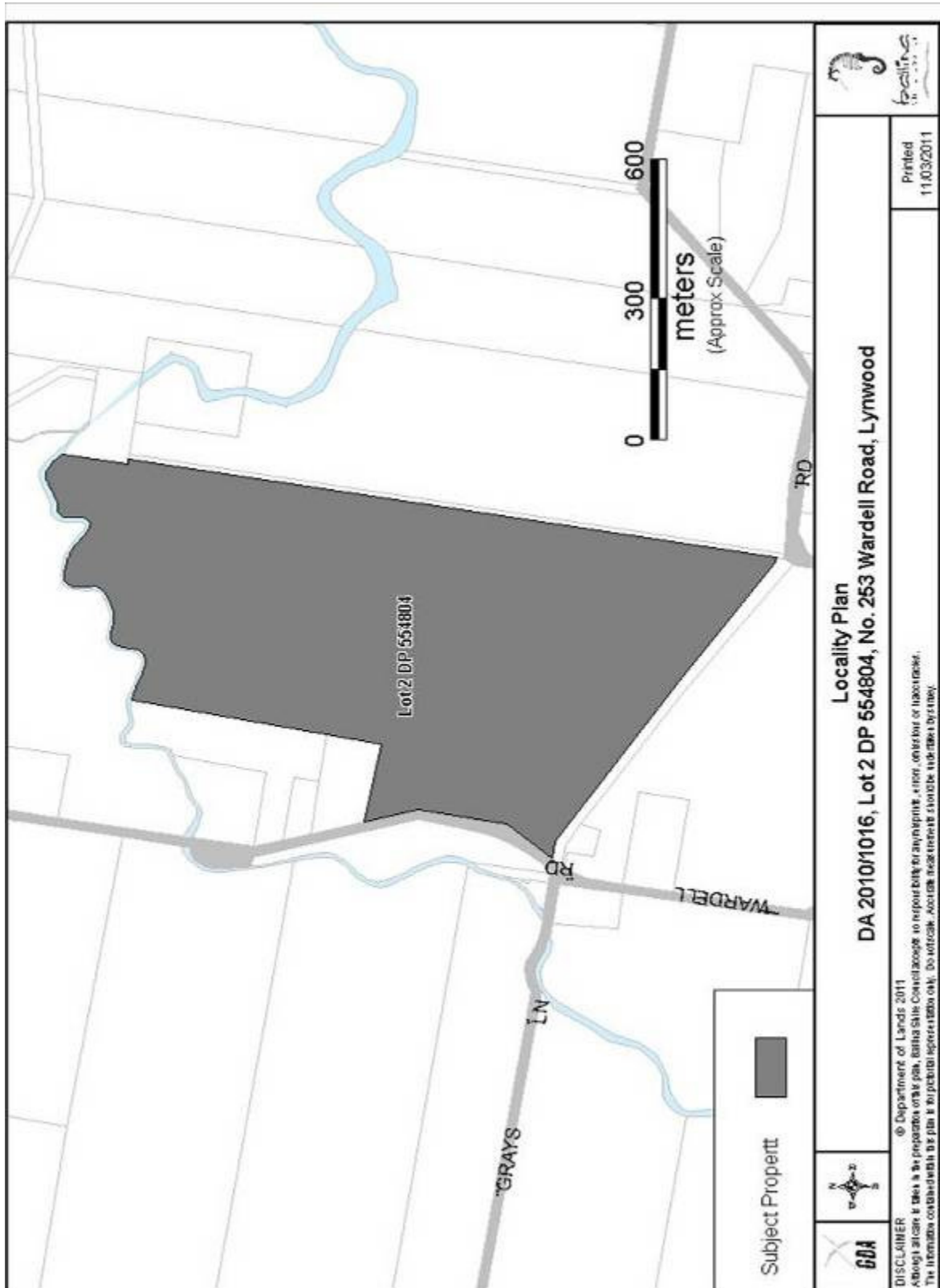


8.2 DA 2010/1016 - Summerland House With No Steps



| | | |
|---|---|-----------------------|
|  | © Department of Lands 2011 Although accurate it takes no responsibility for any errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not rely on it for legal purposes. | Printed 11/03/2011 |
| | Locality Plan DA 2010/1016, Lot 2 DP 554804, No. 253 Wardell Road, Lynwood | |

JAZZ Construction

Proposed division of existing building to accommodate new fruit and vegetable shop

HOUSE WITH NO STEPS

253 Wardell Rd. Alstonville

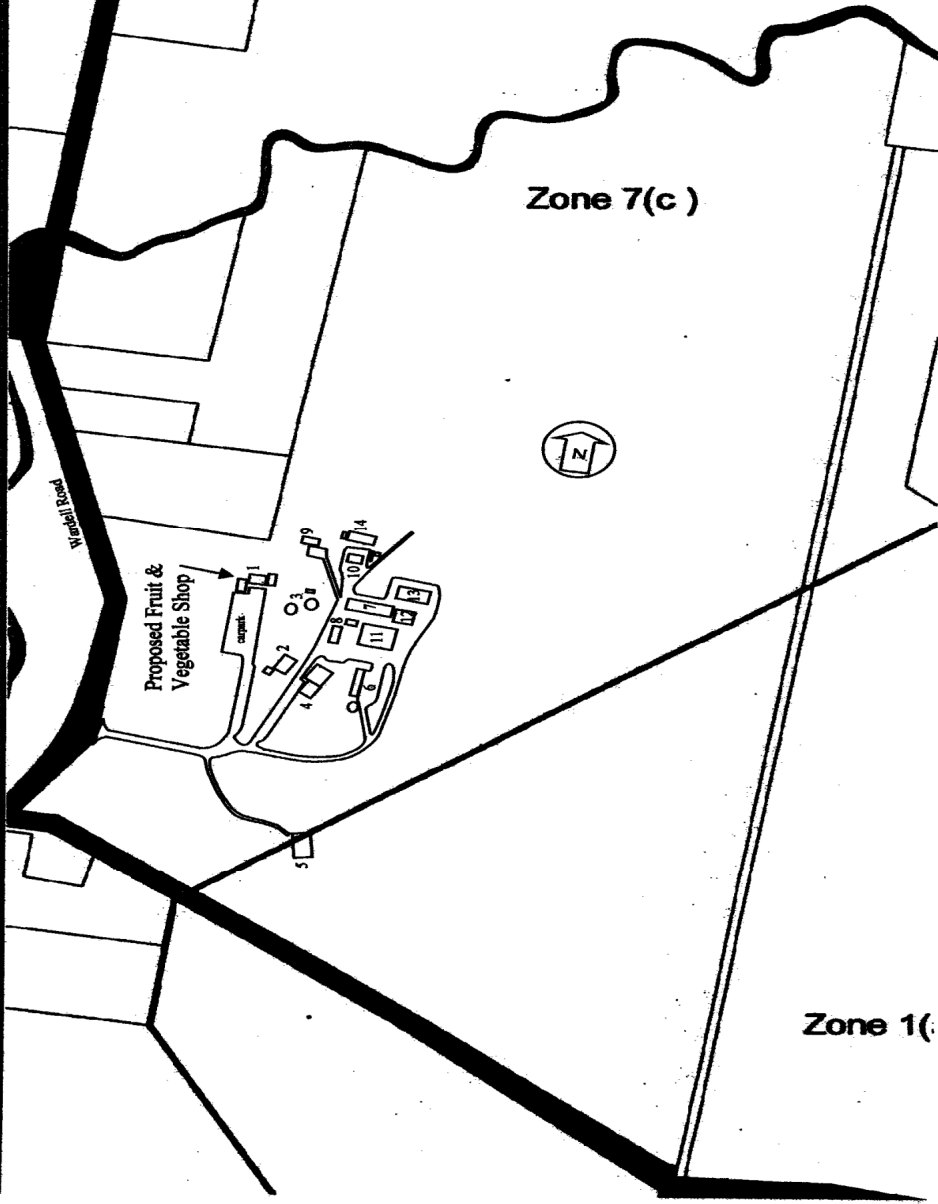
Site Plan


Lot 2

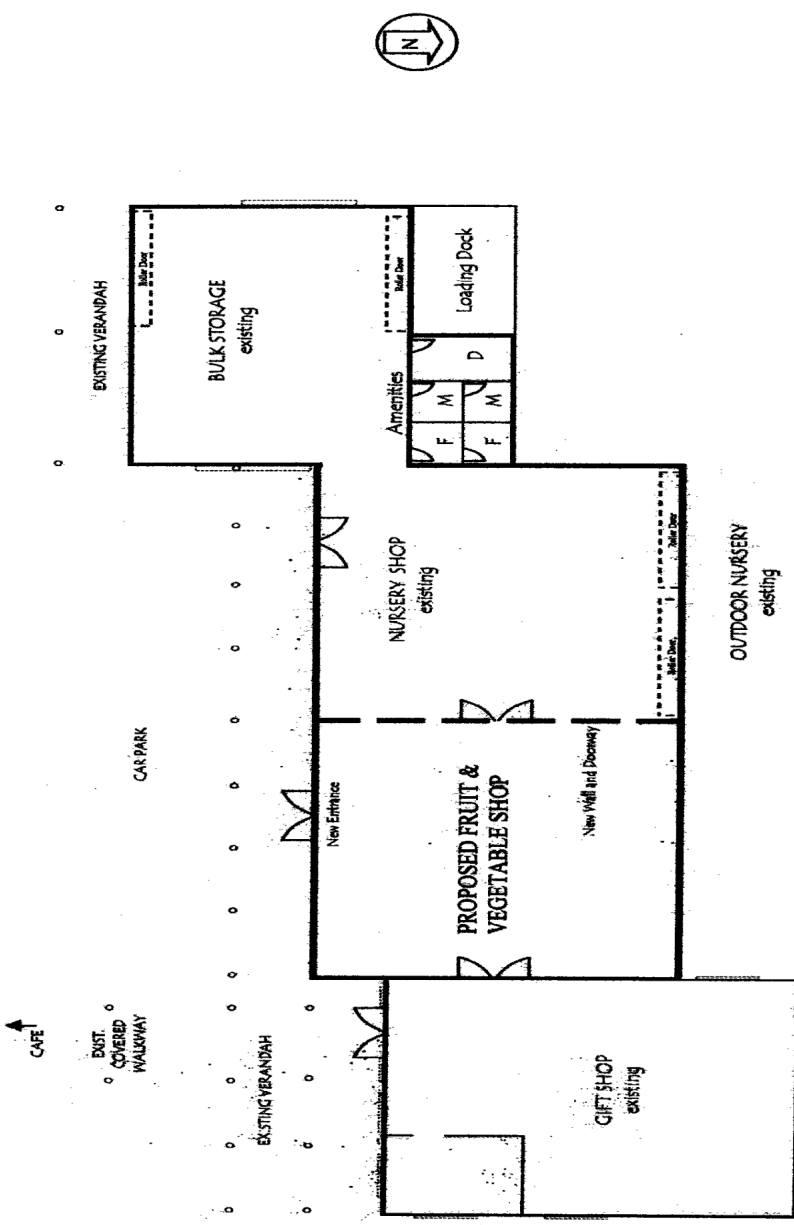
Page of


Phone 0409 003 430 Fax 86 890 046
 Email jazz.construction@bigpond.com
 P.O. Box 6044 Lismore NSW 2480
 ABN: 410 288 718 81 Lic: 207219C
 JASON WHITE

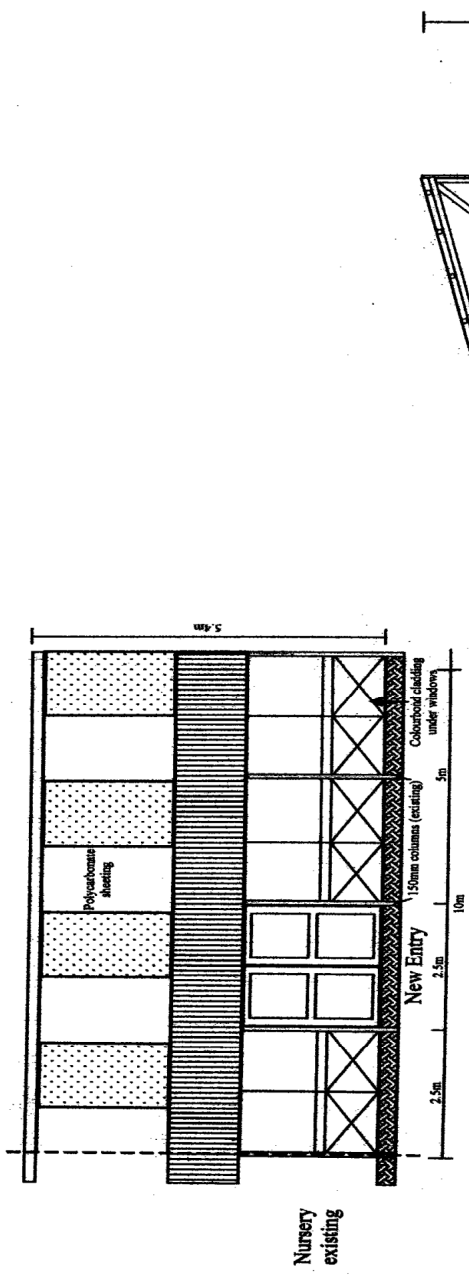
- 1 Nursery, Gift Shop, Proposed Fruit-Veg Shop
- 2 Restaurant, Function Room
- 3 Waterpark
- 4 Admin, Day Services
- 5 Respite House
- 6 Workshop
- 7 Box Shed
- 8 Watts Cottage
- 9 Woodturners
- 10 Dehusk Shed
- 11 Packing Shed
- 12 Coolrooms
- 13 Macca Plant
- 14 Greenhouse



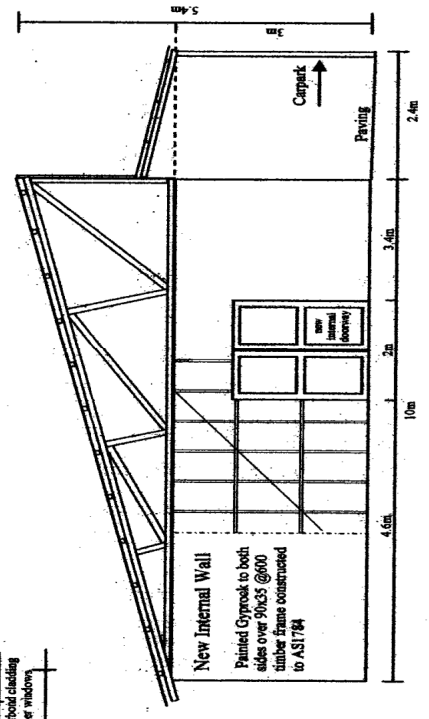
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|---|--|--|------------|----------------------|---|
|  | Proposed division of existing building to accommodate new fruit and vegetable shop | | Plan 1:200 | 13/11/2010 | Phone 0408 003 430 Fax 66 890 046 Email jazz.construction@bigpond.com PO Box 6044 Lismore NSW 2480 ABN: 410 288 718 81 Lic: 207219C JASON WHITE |
| | HOUSE WITH NO STEPS 253 Wardell Rd. Alstonville | | Lot 2 | DP 554804 Page of | |



| | | | | | |
|---|---|--|--------------------------|------------|--|
|  | Proposed division of existing building to accommodate new fruit and vegetable shop | | Site Plan 1400 | 13/11/2010 | Phone 0409 003 430 Fax 66 890 046 Email jazz.construction@bigpond.com P.O. Box 6044 Lismore NSW 2480 ABN: 410 288 718 81 Lic: 207219C JASON WHITE |
| | HOUSE WITH NO STEPS 253 Wardell Rd. Alstonville | | Lot 2 | DP 554804 | Page of |



Elevation A Front Entrance



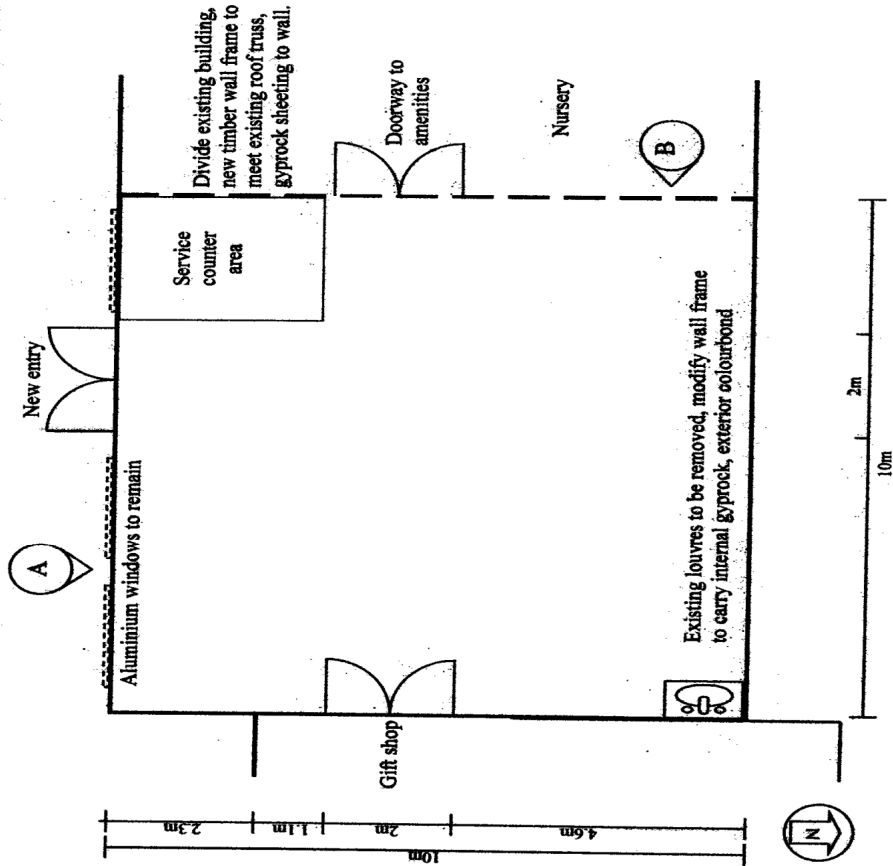
Elevation B Internal Wall

JAZZ Construction

Proposed division of existing building to accommodate new fruit and vegetable shop
 HOUSE WITH NO STEPS
 253 Wardell Rd. Alstonville

Plan 1:100
 Lot 2
 DP 554804
 Page of

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 JASON WHITE



Construction Notes
 Doors: aluminium double doors to match existing
 Exterior Lining: colourbond to match existing
 Wall Framing 90x35 @ 600c timber to AS1784
 Interior Lining: painted gyprock finish to walls
 Roof Frame: existing
 Bracing and Tie Down: existing
 Ceiling: existing open truss
 Floor: new epoxy coating or vitrified tiles
 Verandah: existing concrete paving
 Carpark: existing
 Plumbing: single bowl wash basin to be installed
 Electrical: all existing lighting to be diffused
 Amenities: existing



7th February 2011

Dear Naomi

RE: DA 2010/1016 Rod Willis letter 4/2/11.

Thank you for your letter regarding our application. Could you please consider the following information, as an amendment to the original application.

Four points have been addressed from Council's 4th February letter.

1. How the proposal is permissible in accordance with the Ballina Local Environmental Plan (BLEP) and will not undermine the existing business/village zoned areas of the Shire.

House With No Steps (HWNS) has an approved DA with Council to operate a Gift Shop (Cawleys Gift Shop). This DA proposal is to expand this existing shop into the adjoining building which is currently used as part of our retail plant nursery. This expanded section would then be used as a food shop. This proposal should therefore be eligible as per 'existing rights use'.

This proposal does not undermine the existing business/village zoned areas of the Shire as the proposed product items remain consistent with Gift Shop expectations. This includes 'value add' items such as roasted nuts, packaged coffee, jams, pickles, chutneys etc. As a working farm, there is an existing public expectation that some fresh produce is available for purchase. This proposal would support this 'Farm Gate' experience in a safe and controlled way. As information would also be provided on the source of the produce, the product will also be educational and of interest to visitors, and not undermine existing Shire zoning.

2. How the proposal may be considered via the 'existing use rights' provisions of the Environmental Planning and Assessment Act 1979.

HWNS has Council consent to operate the Gift Shop. This proposal of a 'food shop' (selling value add products and fresh produce) is consistent with the existing use rights consent of the Gift Shop. There are a number of Gift Shops that sell fresh produce and value add products – particularly those that identify with a local area, or are part of a themed tourist



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attraction. Fresh ginger, macadamias; tea/coffee; and assorted fruit & vegetable lines are examples of produce often stocked in Gift Shops.

3. How the proposal is linked to the Food Links – Village Showcase project.

The proposed expanded shop will be part funded by Northern Rivers Food Links, with the balance by HWNS. Two of the primary objectives of NRFL are to:

- Reduce the reliance on highly centralised food supply chains &
- Creating a local food economy built on strong links between the regions food producers, distributors, retailers and consumers.

We believe that this proposal supports these two objectives. This successful funding application can be provided if required.

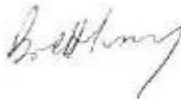
4. The overriding need to establish the proposal upon the subject site.

HWNS is requesting the expansion of the existing shop at 253 Wardell Road for a number of reasons. These include:

- Consistent with current uses of the site
- Fits with overall theme of the site
- Supporting infrastructure and amenities already in place at the site
- Cost – most cost effective use of public funds and HWNS funds
- Viability – business case is strengthened in combination with existing attractions at the site
- Site already processes/handles fruit/vegetable volumes, so environmental impacts are reduced by retaining on site.

I am happy to provide additional information, should that be considered necessary to support this application.

Yours sincerely



Brett Lacey
Regional General Manager