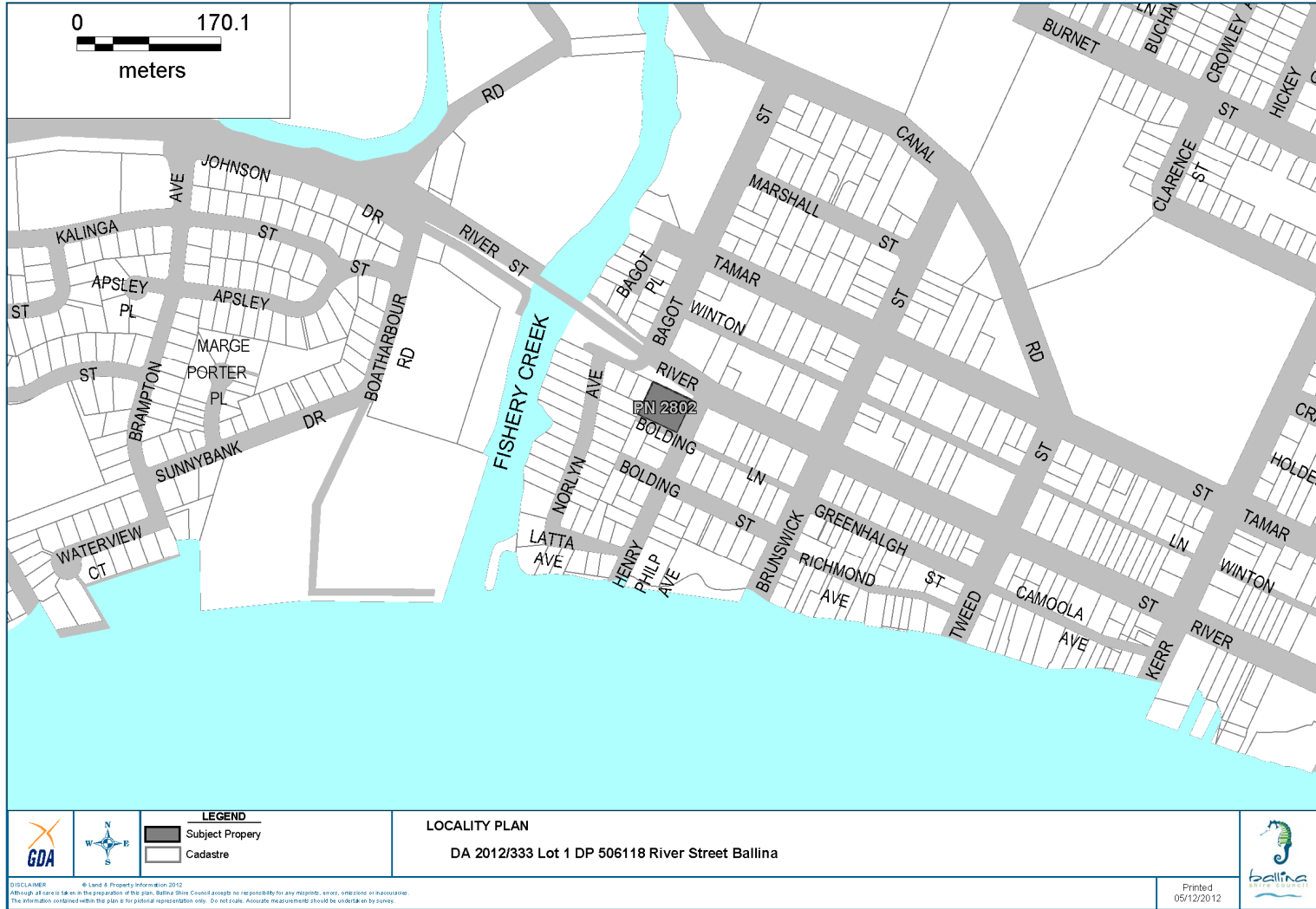


8.1 **DA 2012/333 - Parkview Funeral Home, River Street, Ballina.DOC**



8.1 **DA 2012/333 - Parkview Funeral Home, River Street, Ballina.DOC**



SHEET SIZE "A2" PROPOSED ALTERATIONS & ADDITIONS
For: BRINDLEY GROUP P/L
At: 338 RIVER STREET, BALLINA NSW

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ROB PICKETT DESIGN
 PO Box 3054 Albany NSW 2040
 Fax 02 6021 1754
 Email: rob@rpdesign.com.au
 PHONE 02 6021 1355
EN: BRINDLEY GROUP P/LY, LTD. JAN 12 09 12 245



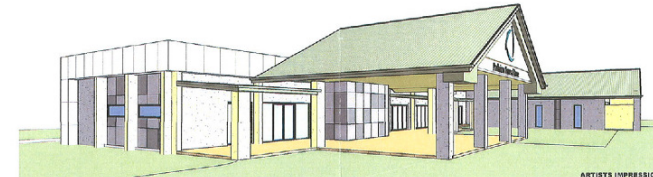
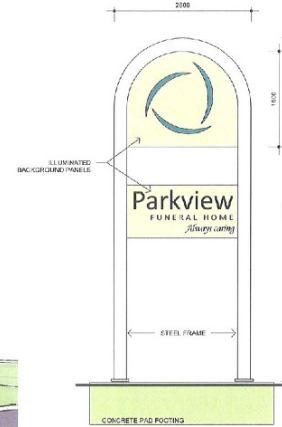
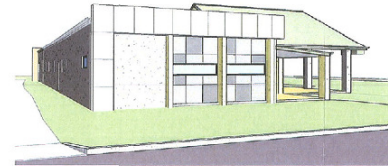
Sketch: DA01
Sheet: A02
Date: 20-6-2012
Job No: 5592

8.1 **DA 2012/333 - Parkview Funeral Home, River Street, Ballina.DOC**



DRAWING REGISTER	
SHEET No	SHEET NAME
A01	SITE PLAN, PERSPECTIVES
A02	FLOOR PLAN
A03	ELEVATIONS

SITE DATA:-
 ADDRESS ...338 RIVER STREET, BALLINA NSW
 LOT NUMBER ...500110
 SP NUMBER ...500110
 SITE AREA



SHEET SIZE "A2" PROPOSED ALTERATIONS & ADDITIONS
For: BRINDLEY GROUP P/L
At: 338 RIVER STREET, BALLINA NSW

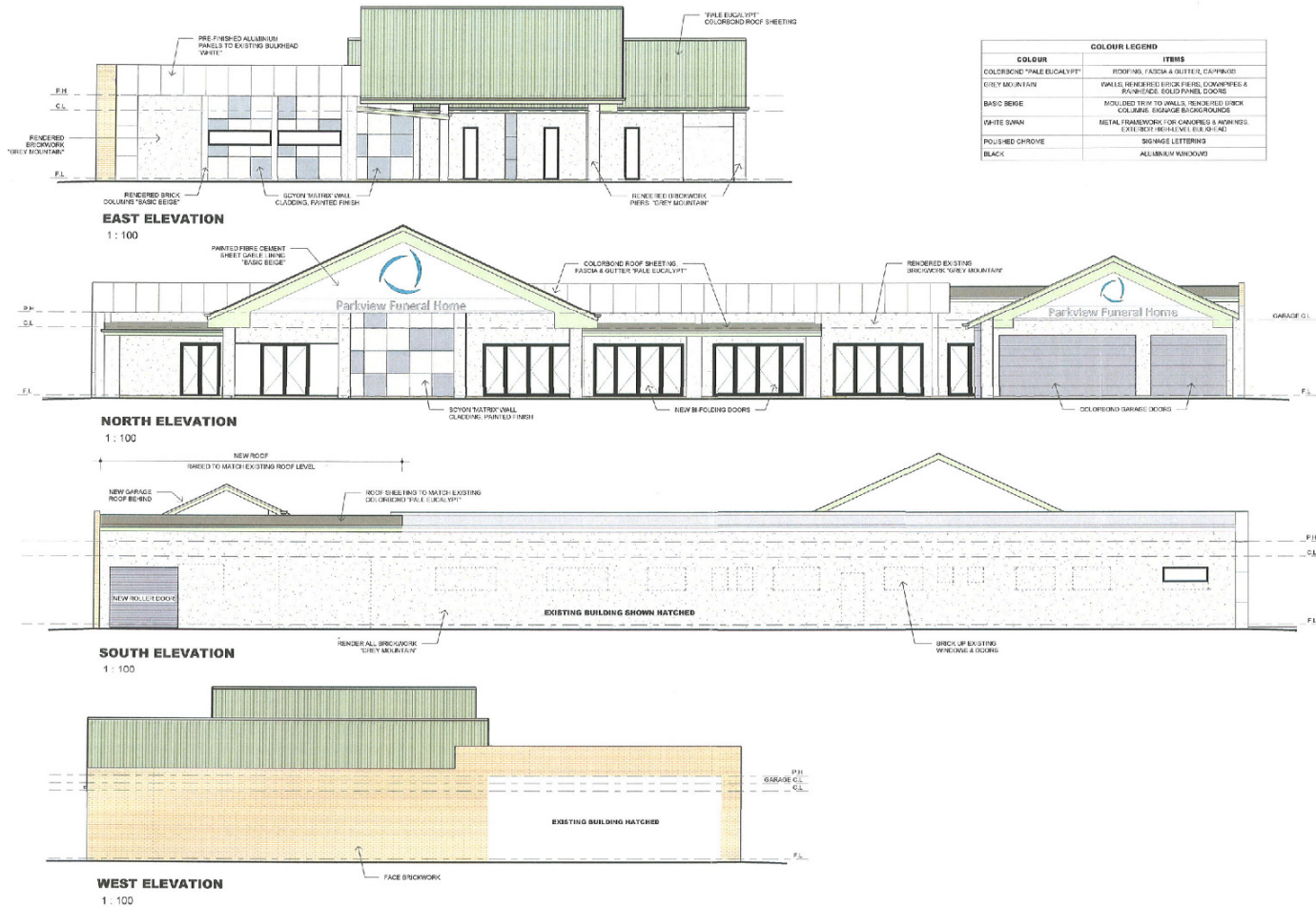
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ROB PICKETT DESIGN
 PO Box 3054 Albury NSW 2640
 Fax: 02 6021 1754
 Email: rob@rob-pickett.com.au
 PHONE 02 6021 1355
 INCORPORATED IN AUSTRALIA ABN 71 603 975 246



Sketch: DA01
Sheet: A01
Date: 20-6-2012
Job No: 5592

8.1 **DA 2012/333 - Parkview Funeral Home, River Street, Ballina.DOC**



SHEET SIZE "A2"

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PROPOSED ALTERATIONS & ADDITIONS

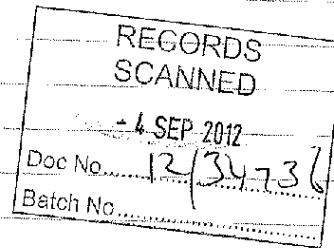
For: BRINDLEY GROUP P/L
At: 338 RIVER STREET, BALLINA NSW

ROB PICKETT DESIGN
 PO Box 3084 Albury NSW 2640
 Fax: 02 6021 1794
 Email: rob@robpickettdesign.com.au
PHONE: 02 6621 1355
ROB PICKETT DESIGN PTY. LTD. AIN: 32 963 725 245



Sketch: DA01
Sheet: A03
Date: 20-6-2012
Job No: 5592

14 Henry Phelp Ave
Ballinda 2478
September 3rd 2012



The Ballina Shire Council
Attention Jenna McHale

D. A. 2012 / 333 12/34817

ACKNOWLEDGED

Dear Jenna

Re the application from Newton Denny
Chapelle - lot 1DD506118, no 338 River Street,

We do not object to the proposal
to use the former motor showroom into a funeral
home but we do have some problems, which
we ask the council to examine and ensure
are eliminated and overcome.

1. Rainwater from the roof of the
existing building of the old car yard.

There are three or four down pipes
from the roof gutter which run down at
the rear of the building and supposed to be
emptied out into the street gutter in Henry
Phelp Avenue. All these downpipes are damaged
at the bottom and flow over the surface of the
lane and into the shallow grassed drain which
runs down outside our side fence to Henry Phelp
Avenue. This dirty water then builds up there
and cannot run up over the footpath which
is slightly higher and lies there for weeks in
wet weather.

Could you ensure that the water
from these broken downpipes emptying a
very large roof area, is directed into the

street gutter on their side of the lane please.

2. Domestic waste water from inside the building, i.e. kitchen + sink areas and hand basins etc, all run into a drain supposed to be at the rear of existing building + into the gutter in Henry Phelps Av. Could the council please check that these are functioning efficiently also?

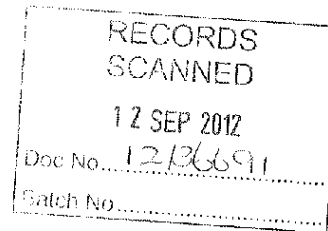
3. There is a large pipe frame leaning against the rear of the existing building. This has been there for several years and had been intended to be erected as an electric advertising sign in front of one of the previous car yards. It is an eyesore - could council arrange for its removal?

4. We also request that the lane is not to be used for parking as this would obstruct back entrances to our home and to other neighbours in the lane.

Yours faithfully,

M.E. Blackman

P.A. Blackman



9th September 2012

Ballina Shire Council
Cherry St
Ballina NSW 2478

RE DA2012/333 PARKVIEW FUNERAL HOME APPLICATION

Dear Sir/Madam

I am writing to oppose the above DA application in the strongest terms. I have lived at the address below and been a ratepayer at this address for 55 years, I am 87 years of age. I have seen this area grow and develop dramatically over this time and found that it is still happily a relatively quiet residential area.

If this DA is approved this will of course change dramatically.

I am not opposed to a Funeral Home as such as at my time of life death is always a very real possibility. What I am opposed to is the parking congestion and traffic chaos it will bring not only to our area but right up to the traffic lights at River & Kerr Streets.

Looking at the on sight DA application I see only car parking for 28 cars. If you take into account there could be Approx. 6 staff or more there daily and maybe two hearses, this leaves a large overflow of cars to park in Bolding Lane and the surrounding streets when there is a funeral. As it is there are always cars parked on both sides of Henry Philp Avenue and in summer holidays Bolding Street has the overflow of cars and trailers from Riverview Park boatramp parked and left for the day while owners are on the river or out to sea fishing. I also notice that there will be only one driveway in and out of the Funeral Home which means that all traffic will go in and back out into Henry Philp avenue.

As you would be aware even with the Ballina bypass there is too much traffic in River street for any person either from the Funeral Home or attending a funeral to cross River street in cortege to the cemetery or to go home except to travel back down Henry Philp Avenue into Bolding Street then left into Greenhalgh Street (Richmond Avenue is a little clogged up street at the best of times) to Camoola Avenue. Well what a congested little street Camoola Avenue is at any time - often you have to pull to the side of the street and stop to let another car get by or visa versa, there is nearly always cars parked on both sides of the street. Meeting the garbage truck in Camoola Avenue has been quite a scary prospect. Then we get to the traffic lights not forgetting the traffic in and out of the Sundowner Motel. At these lights we the locals know that the most cars that can make it through the light change, if all ahead of you are on the ball are only three cars (the last car is usually going through on an orange light). The backlog of cars back down Camoola Avenue would cause traffic chaos from a small funeral let alone a large funeral which would be banked back into Greenhalgh Street or even worse. This would also prevent anyone from entering Camoola Avenue from the lights, thus causing traffic chaos back across and along River Street.

WA & KL Moore
32 Quays Drive
BALLINA NSW 2478

#12/38402
SCANNED
20 SEP 2012

11 September 2012

Att: Rod Willis
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

Dear Mr Willis

DEVELOPMENT APPLICATION – DA2012/333 – OBJECTION TO CHANGE OF USE TO FUNERAL HOME

Reference is made to your correspondence to my husband and I dated 28 August 2012 regarding DA2012/333. We are the registered owners of Lot 1-2 DP 227088 located at 342 River Street, Ballina which is immediately adjacent to the subject site.

We wish to strongly object to the approval of this application by Ballina Shire Council for the following reasons:-

- The approval of this application and the subsequent construction and operation of a funeral site on this land would materially affect the value of my property;
- The approval of this application and the subsequent construction and operation of a funeral site on this land would materially affect the amount of rent that I am able to charge to prospective tenants as living next to a funeral home is considerably disturbing and distasteful to a lot of people;
- My ability to source tenants for my property would be materially affected due to the location of a funeral parlour next door leading to an increase in my vacancy rates, leading directly to myself and my husband being financially disadvantaged by the location of such an establishment;

More generally, it is not appropriate that businesses of this nature are located within residential areas due to the nature of the work undertaken and the fact that residents may find living in such proximity to such an establishment very disturbing and confronting. Such a business is much better located within an industrial area or the like.

Please be advised that we would be prepared to undertake a formal valuation by a registered valuer to quantify the loss in value to our property if such an application was approved.

Your faithfully

Karen A. Moore

Bill & Karen Moore

12/38445
ACKNOWLEDGED

Attention Jenna McNabb
Planning Department
Ballina Shire Council
Cnr. Tamar and Cherry Streets
BALLINA



14 September 2012

Dear Jenna McNabb

Reference: DA 2012/333. 338 River Street, Ballina.

I wish to make a submission requesting that the above proposed development of a funeral home for Parkview Funeral Home incorporating chapel, office, showroom, function centre, carparking and advertising signage does not go ahead.

My objections are as follows. I have been a resident at my address in Ballina for many years. My understanding of this lone piece of Business/Commercial zoning at 338 River Street is that it was never supposed to be a commercial area. The southern side of River Street from the North Creek Canal to Kerr Street is a choice piece of real estate and was always meant to be reserved for purely residential purposes.

It is my opinion that now is a very good time to have all that piece of land that is 338 River Street revert back a more compatible residential zoning in accord with the characteristics of the surrounding residential area. There is a shortage of residential accommodation and of blocks for building residential accommodation on Ballina Island. This lone piece of business zoning, at 338 River Street, conflicts with the tourism and residential amenity of this sought after area of real estate on the southern side of River Street, with all of the leisure activities of the river being so close and in addition its pedestrian access to the shops.

I believe a funeral parlour is a commercial business and as such is better suited to be located in an industrial area. The everyday workings of a busy funeral parlour will be of great inconvenience to those of us who live in the residential areas that are both adjacent, or nearby to the business.

The back of my property adjoins both 338 River Street and Bolding Lane. I am seriously concerned about vehicular access through Bolding Lane which serves as my driveway and sole access to my two garages at the rear of my property. I am no longer young and do not want to be inconvenienced by vehicles that are parked in Bolding Lane and obstructing, or making difficult, access to my garages.

I am deeply concerned that the everyday operations of a funeral parlour will create noise. On a regular basis there will be singing and music. I live right next door and enjoy my afternoon naps and do not want to be disturbed by unwelcome noise on a regular and daily basis.

Yours faithfully

A handwritten signature in cursive script, appearing to read "E.N. Weir".

E.N. Weir
19 Norlyn Avenue, Ballina.



DA 2012/333

<p>RECORDS SCANNED</p> <p>14 SEP 2012</p> <p>Doc No... <u>12/37522</u></p> <p>Batch No.....</p>

1 Brunswick St
Ballina

Shire Clerk
Ballina.

Dear Mr Hickey,

Would you kindly acquaint Council of our objection to a funeral parlour being sited at the corner of Henry Philp Drive and River Street.

Although this triangle of residences - bounded by the Richmond River and Fishery Creek canal borders on River Street - for practical reasons residents wishing to access Kerr Street or the CBD do so via the Kerr Street intersection traffic lights.

The timed lights at this intersection permit entry of only three vehicles wishing to turn east towards the CBD or continue down Kerr Street during the green phase. Extending this phase would create unacceptable delays to the main flows of traffic along Kerr and River Streets.

Moreover access to the Kerr Street intersection is via Camoola Ave - a narrow street which permits a single line of traffic in either direction when cars are parked legally.

The traffic congestion problems arising from cars at a well attended funeral service at the proposed site are quite obvious to local residents.

Yours faithfully,

Norman Rogers Norman Rogers

M. E. Rogers Marie Rogers

11/09/12

12/37650

ACKNOWLEDGED



SUBMISSION FOR:

For Attention: Jenna McNabb

DA No: DA 2012/333

Applicant: Newton Denny Chapelle

Property: Lot 1 DP 506118, No 338 River Street, Ballina

Proposal: Change of use from motor showroom to funeral home incorporating chapel, office, showroom, function centre, carparking, landscaping and advertising signage.

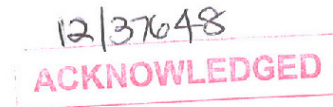
Submission forwarded by:

Sally Riggall

SP35647

5/334 -336 River Street, Ballina.

14 SEPTEMBER 2012



SUBMISSION BY SALLY RIGGALL OF 5/334-336 RIVER STREET, BALLINA

At Parkview Funeral Home's current location on Southern Cross Drive investigation has shown that some days 3 or 4 funeral services may be undertaken. The number of cars for the funerals at the Southern Cross Drive location can vary from 20 cars up to 40 or 50 cars. There is music and singing and on occasions the bagpipes will be played. The hearse brings the body from Goonellabah and sometimes a cortege of vehicles will follow the hearse to the Parkview Funeral Home at Southern Cross Drive. After the service there are times when again a line of cars will follow the hearse either to a designated cemetery or back to Goonellabah for the cremation. Parkview Funeral Home wish to expand their business as the Southern Cross Drive address is no longer large enough to cater for their needs.

The Development Application states there will be only one funeral per day. Parkview Funeral Home are a commercial business enterprise and as such will be motivated to cover the cost of this expansion, estimated as at least \$600,000, and on the top of this to cover expenses and to make profits. If Parkview Funeral Home was content with one funeral a day they would stay at the Southern Cross Drive address. Instead Parkview Funeral Home has shown they wish to expand and build an 80 person capacity chapel and provide on-site parking for 30 cars. It can be therefore reasonably assumed that Parkview Funeral Home is aiming to increase their Ballina market share. To this end Parkview Funeral Home in order to justify the costs of their expansion will conduct as many funerals a day as time will allow and as they are asked to arrange. It would not make commercial sense for them to do otherwise.

Even with only one funeral per day the proposed Parkview Funeral Home move to 338 River Street would be seen as being of an unexpected and unfavourable impact on the surrounding residential area. With the prospect of an expanding funeral business that is seeking to increase the daily funeral service number and along with this increase in daily funeral services, the concomitant increase in vehicle and pedestrian traffic throughout every day of the week and on Saturday mornings, the proposed development, a funeral home within a wholly residential zoning, is seen as being of an extremely high impact.

1. Zoning: Within the Draft Ballina LEP 2011 "Facilities for Funeral Services" are defined as either, a Commercial Premise or a Business premise.

338 River Street on the southern side of River Street is a lone Zone No3 Business Zone surrounded by Zone No 2(a) Living Area Zone. (Residential). 338 River Street is the only block on the southern side of River Street between North Creek Canal and Fishery Creek Bridge and Kerr Street, with a Business Zoning.

The Residential Zone 2(a) covers all of the southern side of River Street from the North Creek Canal and Norlyn Avenue down to the Richmond River and all the way to Kerr Street. The primary objectives of the Zone No 2(a) Living Area Zone are to regulate the subdivision and use of land to permit housing and ancillary development where the scale, type and traffic generating characteristics of the ancillary development are compatible with the character and amenity of the surrounding area. To permit development which is considered by council to be an essential land use within the urban area, but not including a shop (other than a general store).

The DA submitted by Newton Denny Chapelle does not mention that the block that is 338 River sits surrounded by residential buildings. Instead the DA says that because 338 River is zoned business or commercial then the Funeral Home is compatible with this business zoning and will have no impact on adjoining properties. In addition the DA quite incorrectly states that the previous used car yard was noisy and therefore had a negative impact on the surrounding residential properties and that the Funeral Home will be quieter and have no traffic impacts and is sympathetic to adjoining residential properties. The previous used car yard only used their workshop for the cleaning of cars, it is wrong to claim, as the DA does, that there were loud noises from mechanical repair work. Traffic to and from the used car yard was minimal as there were only one or two cars that would visit the used car yard, sometimes days apart, as customers to buy cars. The used car yard did not affect our residents Henry Philp Street parking. The used car yard was lit at night providing extra security for our residents who parked overnight in Henry Philp Avenue.

2. Compatibility.

The development of a 30 Car Parking Space Funeral Home with an 80 Seat Chapel and initial one funeral a day with the potential to expand to three or four funerals a day is not a development that is compatible with the residential character and amenity of the surrounding or adjoining residential buildings. On the entry to Ballina Island over Fishery Creek Bridge instead of seeing residential development sited along an enjoyable landscaped roadway that fits the character of a river side village with tourism aims, the first bold development on the right will have a large sign saying Parkview Funeral Home.

3. Cumulative Impacts.

Parkview Funeral Homes wishes to use Bolding Lane as access for their vehicles to the newly built workshop and for the hearse to manoeuvre around in for the delivery of the body.

The development will have a high impact on the residential amenity of the locality. The surrounding residential development comprises various houses on the southern side adjoining Bolding Lane. Two story flats adjoin the immediate western boundary. To the east is the 8 unit development of 334-336 River Street. All of the units at 334-336 River Street are accessed from Henry Philp Avenue immediately across from the newly proposed driveway for the Parkview Funeral Home. Australia Post delivers to the post boxes at the Henry Philp entrance for this 334-336 River Street address.

Children from the surrounding area congregate to catch the school bus, at the driveway entrance to 334-336 River Street on Henry Philp Avenue, at 8.30 -8.45 each school day. The children are returned home and dropped off at the Bolding Lane entry – where the hearse will enter - on the western side of Henry Philp Avenue a little after 3pm each school day. The parents of these children - some of whom are just starting school - express great concern that each day the children will be exposed to the possible arrival or departure of a hearse plus ongoing groups of mourners and the subsequent traffic generated from the funeral services that will be being continually conducted.

The attraction of 334-336 River Street to tenants and as holiday lets is its pedestrian access to the River and its pedestrian or cycle access to the CBD areas of either River Street, or to Woolworths and Coles at Kerr Street. One tenant with a 4 year old child upon learning of this proposed development has stated quite categorically that she would move if the development went ahead as she did not want her daughter, at such an early age, exposed to such matters on a daily basis

4. Unsympathetic to Adjacent Development.

The objectives for Zone No 3 Business Zone state that it should support a high level of residential amenity and tourist development. The contemplated expansion brought about by the development of a busy funeral home does not complement or enhance and is unsympathetic to the tourism growth of this residential area of Ballina Island which extends from Fisheries Creek Bridge along the North Creek Canal to the Richmond River and up to Kerr Street.

There is a unique small village atmosphere within this enclave which the locals and visiting tourists regard highly. Henry Philp Avenue with its existing houses, units and tourist holiday lets accommodation has a high tourism value. Activities such as boating, fishing, watersports, swimming and picnics on the sand at the end of the street and in Riverview Park, make Henry Philp Avenue an important tourism access point to the Richmond River.

5. Unreasonable Traffic Demands.

One of the objectives of Zone No 3 Business Zone is that the development must minimise conflicts between pedestrians and vehicular movements within the zone. The large blocks of vehicle movements as are part of the operation of a funeral parlour are inappropriate for what is a residential area with just the one lone block within it being zoned commercial. The scale, type and traffic generating characteristics of the funeral home development are incompatible with the character and amenity of the surrounding zoned residential area.

There will be unreasonable traffic demands on Henry Philp Avenue which is a residential street and as such should be there for the primary amenity of the local residents. It is expected there will be parking overflows from the funeral home. With the access to the business being from Henry Philp Avenue it is expected cars will be parked along both sides of Henry Philp Avenue every day as each new funeral service is conducted.

Residents at 334 -336 River Street have vehicular access to their units from Henry Philp Avenue just across the road from where the proposed access point will be for the carpark to the funeral home. Residents at 334-336 River Street also use Henry Philp Avenue for vehicle parking during the day and at night as we have only limited garage space and there is no resident parking on the property.

6. Unsafe Access for Traffic

Entry to the proposed Parkview Funeral Home will be via Henry Philp Avenue. Vehicles arriving from the west will access Henry Philp Avenue from River Street via the Fishery Creek Bridge. The right turn into Henry Philp Avenue as you enter Ballina Island over Fishery Creek Bridge is dangerous.

Sitting in a vehicle on this part of River Street and waiting to turn right into Henry Philp Avenue can be nerve wracking as there is a real risk of being crashed into from behind as cars wait for the traffic from the Kerr Street end of River Street to have a break and allow them through to Henry Philp Avenue.

Vehicles as they drive over the bridge drive upwards giving an aspect of blindness as to what is happening ahead on River Street. Vehicles turning left into the Mobil Service Station have a large runoff area which provides a great deal of safety if there is some unseen incident which needs to be avoided. Vehicles turning right into Henry Philp Avenue off River Street do not have this extra width of roadway to use to avoid crashes into the rear of cars that are indicating to turn right into Henry Philp Avenue. It is a dangerous corner.

Even with the reduction of trucks on the road thanks to the bypass, there is still a continual stream of traffic along River Street during daylight hours. Locals will travel down to Brunswick Street or even up to Kerr Street to effect entry rather than face the threat of being back ended by traffic as it comes off the Fishery Creek Bridge.

Funerals will be performed at set times. This means that blocks of cars will all arrive at or near the same time and of the 20 to 50 cars, depending on the size of the funeral, many are going to be coming from the west and effect entry to Ballina Island over Fishery Creek Bridge. This will magnify the risk of cars being back ended as they wait in a queue on River Street and try to turn right to enter into Henry Philp Avenue for access to the funeral parlour.

7. Emotive and Other Objections

Funeral Homes are places you go to they are not places you would expect to find in a residential area. Funeral Homes do not fit the definition of a development that is appropriate for a residential area.

Even now there are jokes about what will be said about where we live, such as right next door to "The Dead Centre of Ballina". Tenants in our complex are already talking of leaving if the funeral home is built next door.

Many people find the perception of bodies being stored next door as being something that is difficult to cope with. People who have not read the DA, or visitors, or tourists who are new to the area, do not know that bodies will not be stored at 338 River Street overnight.

People do not generally want to be confronted with the idea of death even at the times that such happenings occur. Families and their children living at 334-336 River Street certainly do not want to live having death presented to them as an unavoidable and confronting daily and perhaps even more than once daily occurrence, as hearses come and go and new batches of mourners also come and go as they say goodbye to their loved ones.

MICHAEL & JENNY WALKER

15th September 2012

BALLINA SHIRE COUNCIL

JENNA McNABB

DA 2012 /333 LOT 1 DP 506118 No 338 River Street Ballina

Change of use from motor showroom to funeral home incorporating chapel, office, showroom, function centre, carparking, landscaping and advertising signage.

Dear Jenna,

We make a submission by way of objection to this proposal to change the use from motor showroom to a funeral home and feel that no leniency should be given to allow this proposal.

In consideration to this development we only see negative factors,

- 1 Increased movement of people with large numbers converging to attend services and view bodies.
2. Vehicles spilling into residential areas.
- 3.Noise from services disrupting private residences.
- 4.Out of hours activities invading normal family lives.

In conclusion this is a residential area with young families and retired people residing here and the impact this proposal would make is not good and we feel that with all the available industrial land there would be somewhere much more suitable.

Yours Faithfully

Michael & Jenny Walker

*T.C. & N. Jacobson
2 Camoola Avenue
Ballina NSW 2478
Phone: 02 6686 8383*

*G.M. & J.B. Doust
4 Camoola Avenue
Ballina NSW 2478
Phone: 02 6686 6015*

*R. & J. Fenton
8 Camoola Avenue
Ballina NSW 2478
Phone: 02 6686 6116*

*W.S. & N. Palmer
4/14 Camoola Avenue
Ballina NSW 2478
Phone: 02 6686 4173*

*Mrs Fay Le Court
1/14 Camoola Avenue
Ballina NSW 2478
Phone: 02 6686 9947*

16th September 2012

The General Manager & Regulatory Services
Ballina Shire Council
PO Box 450
Ballina NSW 2478



Dear Sir,

D.A. 2012-333
338 River Street, Ballina.

Objection.

Please consider this as the above group of Camoola Avenue ratepayers submission in relation to the erection of a Funeral Home, in the D.A. referred to above, submitted to Council for approval.

Whilst not objecting to the Funeral Home as such, the traffic congestion it would cause to those living south of River Street, we believe would be untenable.

You will note that we all live in Camoola Avenue, and, although extremely narrow, it is a "rat race." Camoola Avenue has earned this title because it provides the only SAFE access to River Street to those living south of the lights located at the junction of River and Kerr Streets. Unfortunately the time allocated to the lights to clear the traffic at that intersection is minimal. Three and perhaps four cars only, could clear the southern entry at any one time. The three other clearance points have an infinitely longer time span to clear their traffic

Looking at the D.A., the access and egress of traffic to the Funeral Home is directly opposite Bolding Lane This lane is extremely narrow and flows into Camoola Avenue.

Between the entry point at Bolding Lane and the traffic lights at Kerr Street, there are two exit points south of River Street, which give access to River Street, these being Brunswick and Tweed Streets.

The traffic flow on River Street past these streets is controlled entirely by the traffic lights. This makes entry to River Street from these two outlets dangerous, because of the minimal time allocated to clear traffic exiting Camoola Avenue. Attempting entry to River Streets at these points requires great timing and concentration, especially when competing with traffic from the streets opposite, on the northern side of River Street...

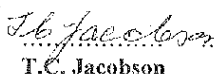
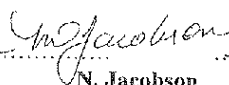
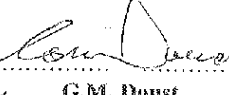
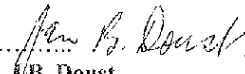
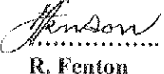

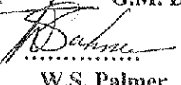
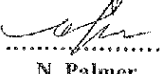
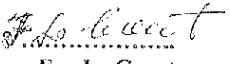
Perhaps Council is unaware that Camoola Avenue has cars parked quite frequently on both its sides of its narrow pavement. This parking allows people to attend weddings and a restaurant at the southern end of Kerr Street. This is not only dangerous, but limits the capacity of those who live in that street to reverse from their garages onto Camoola Avenue.

When, after a funeral, cars parked on the Funeral Home site and along Bolding Street, trying to form a cortege to enter River Street, which they must do eventually, cannot possibly use Camoola Avenue as part of an exit plan for the reasons explained above..

Perhaps the solution may be to do as schools do, and use properly approved and organised trustworthy people to act as traffic wardens at funerals

Adding funerals to Camoola's already existing problems will certainly be contested..

Yours faithfully,

 T.C. Jacobson	 N. Jacobson	 G.M. Doust	 B. Doust
 R. Fenton	 J. Fenton	 W.S. Palmer	 N. Palmer
 Fay Le Court			

C/c:Ballina Shire Traffic Committee
C/c: The Shire Engineer –John Truman

26 Norlyn Avenue
BALLINA NSW 2478

17TH September 2012

The General Manager
Ballina Shire Council
BALLINA NSW



Dear Sir,

I am writing to lodge an objection to Development Application 2012/333.

As Ballina is a tourist town the main road access from the south and lots of tourist traffic from the north enter Ballina along River Street and pass this site. I do not think they are coming to town to chose a funeral home so the point of having a site in a busy area is lost.

There are motels and several restaurants opposite this site and I am sure most holiday makers would be reluctant to stay in these motels opposite a funeral home.

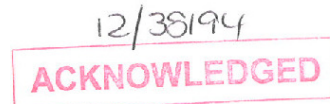
Parking will be another problem as overflow cars which cannot fit on the site will use residential streets for parking causing difficulties for residents. Cyclist and pedestrian traffic is also quite heavy in this area heading down to the river.

I fail to understand the proposed funeral home being given permission to occupy this site when there is plenty of land available elsewhere – even some owned by Council.

Yours faithfully,

A handwritten signature in cursive script, appearing to read "Rosemary Hardwicke".

Rosemary Hardwicke



Jenna McNabb

From: Ken Clarke [kenclarke@educationresearch.com.au]
Sent: Thursday, 20 September 2012 7:54 AM
To: Ballina Shire Council
Subject: Re Development Application 2012/333 Conversion of Commercial Building to Funeral Home

Dear Councillors/Council Staff

We wish to lodge an objection to the following Development Application

010.2012.00000333.001

Development Applications - Conversion to Commercial Bldg (retail/wholesale trade) Change of use from motor showroom to funeral home incorporating chapel, office, showroom, function centre, carparking, landscaping and advertising signage. Lodged: 17/08/2012
Address: 338 River Street BALLINA NSW 2478

The reasons we object are:

1. Apart from that particular block proposed for use as a funeral parlour, all other blocks on that side of the road are residential. It seems singularly inappropriate to have a funeral parlour located in a residential area.
2. It is located on a main road and will be a traffic hazard due to drivers attention being diverted when they drive past. Funerals are emotive and everyone can relate to them so when there is activity outside the parlour, it will be a natural reaction to look in the direction of the activity.
3. It seems inappropriate aesthetically for a funeral parlour to be located on the main entry to Ballina island and the town centre.
4. Being on a main road means traffic hazards in relation to parking and when attendees wish to depart, particularly if wanting to turn right onto River St to travel North. There are parking and traffic ramifications for re-entry onto River Street from the area as even now the normal daily flow of traffic often means residents have to re-enter at the Kerr Street traffic lights where only a few cars are allowed through at a time. The narrow street width of Camoola Avenue would cause a significant bottleneck for back up traffic.
5. Fishery Creek bridge has quite a hump and drivers cannot see past the bridge until they are actually over the bridge. Travelling North, there is little distance from Fishery Creek bridge to Henry Philp Avenue and this makes turning into Henry Philp Avenue quite a scary proposition at any time. This means cars travelling fast do not have much time to see a vehicle turning right into the funeral parlour. With more traffic, there will be greater risk of drivers turning right from River St into Henry Philp being back-ended. This risk will be greater still if there is activity outside the funeral parlour causing the driver to be distracted.
6. It is quite likely that for large funerals, traffic wishing to turn right will back up to Fishery Creek bridge, which would stop the traffic flow.
7. If traffic travelling North trying to turn right into Henry Philp is backed up to close to the bridge, a car travelling North at speed would not be able to see the cars backed up because of the hump in the bridge. This would create a serious risk of accidents.

In summary, the residential nature of the adjacent area and the traffic safety concerns (which is more of a concern for us given where we live), both indicate it would be highly inappropriate to allow this development to proceed.

Ken and Barbara Clarke
10 Latta Av
Ballina NSW 2478
0438119310