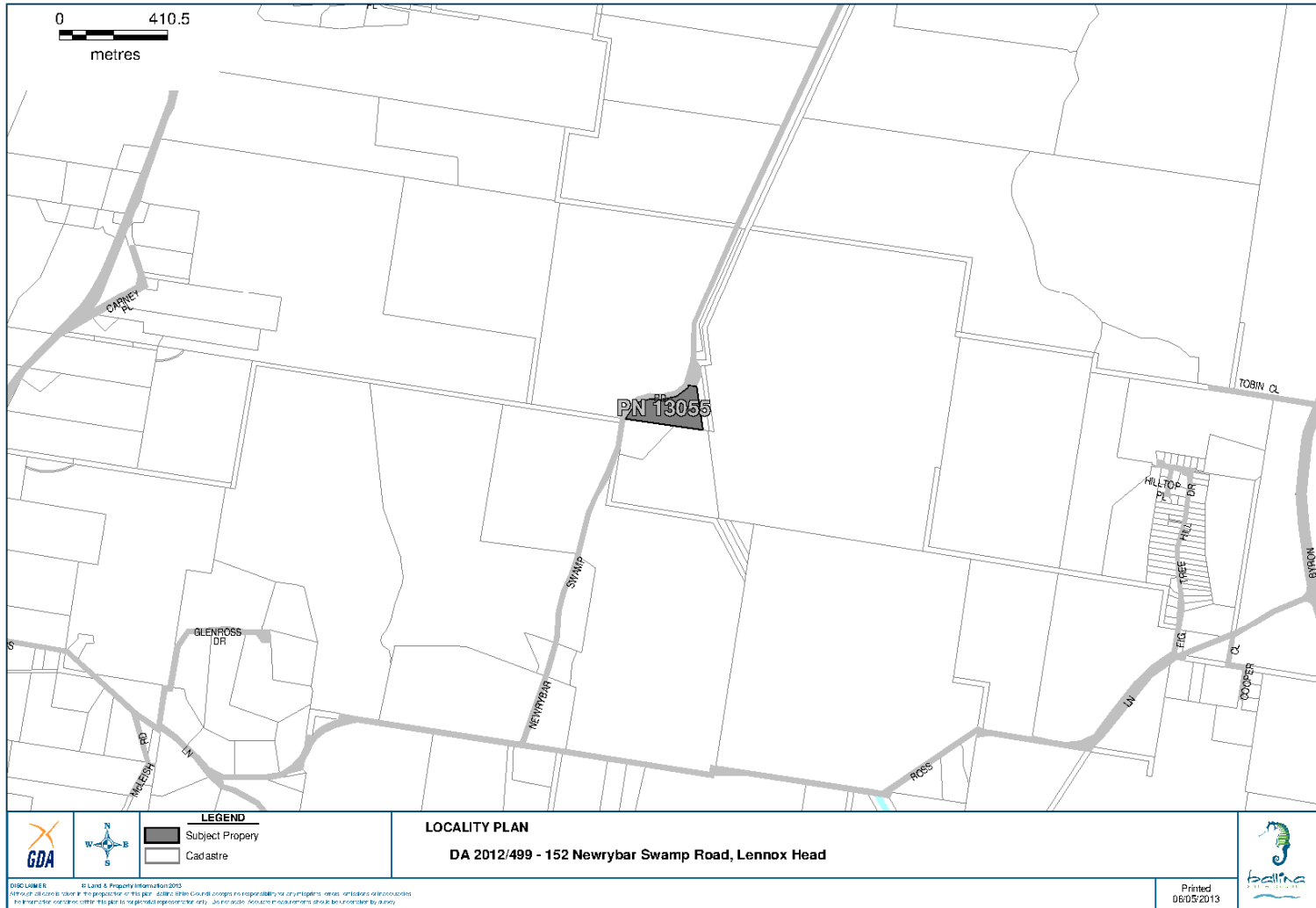
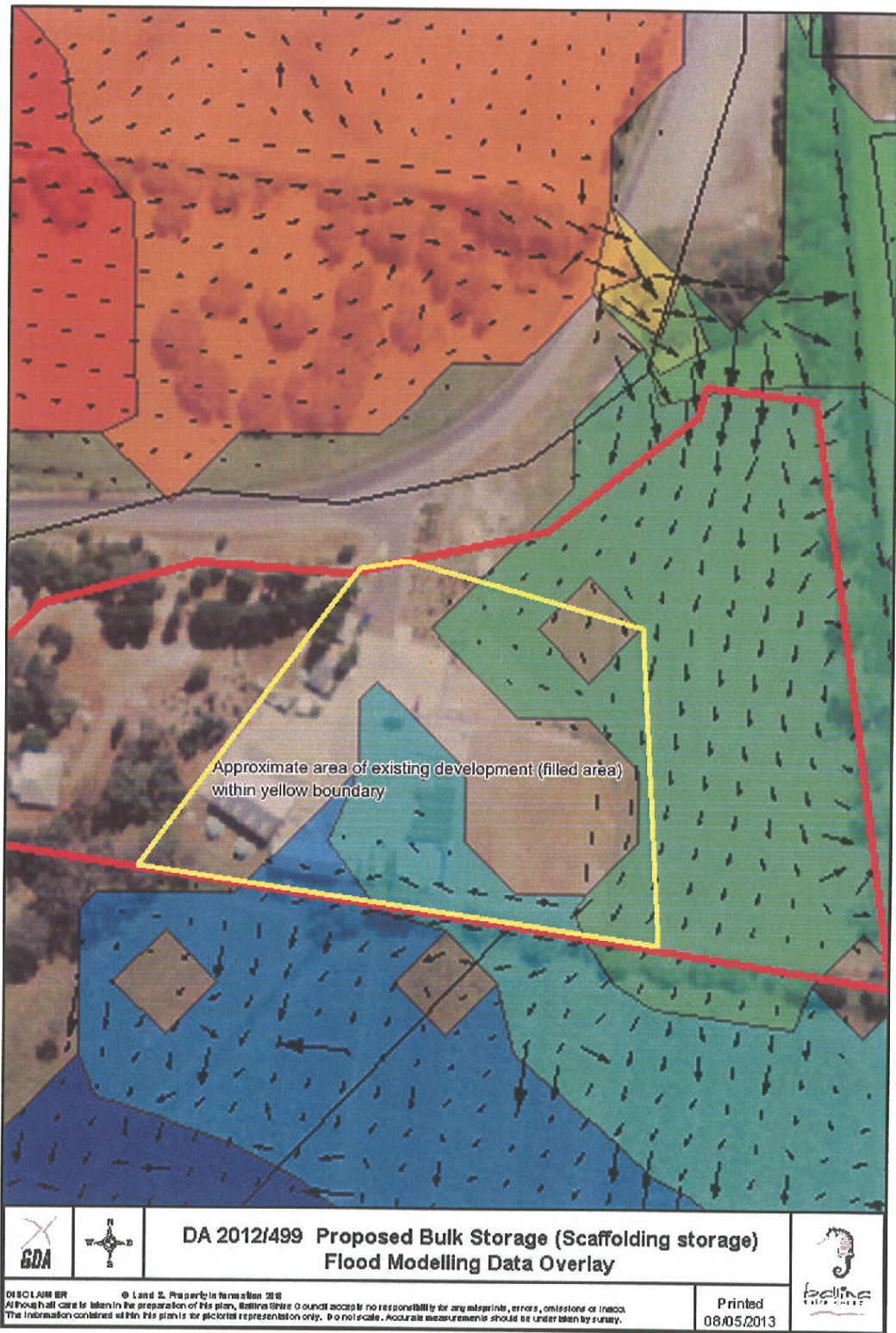
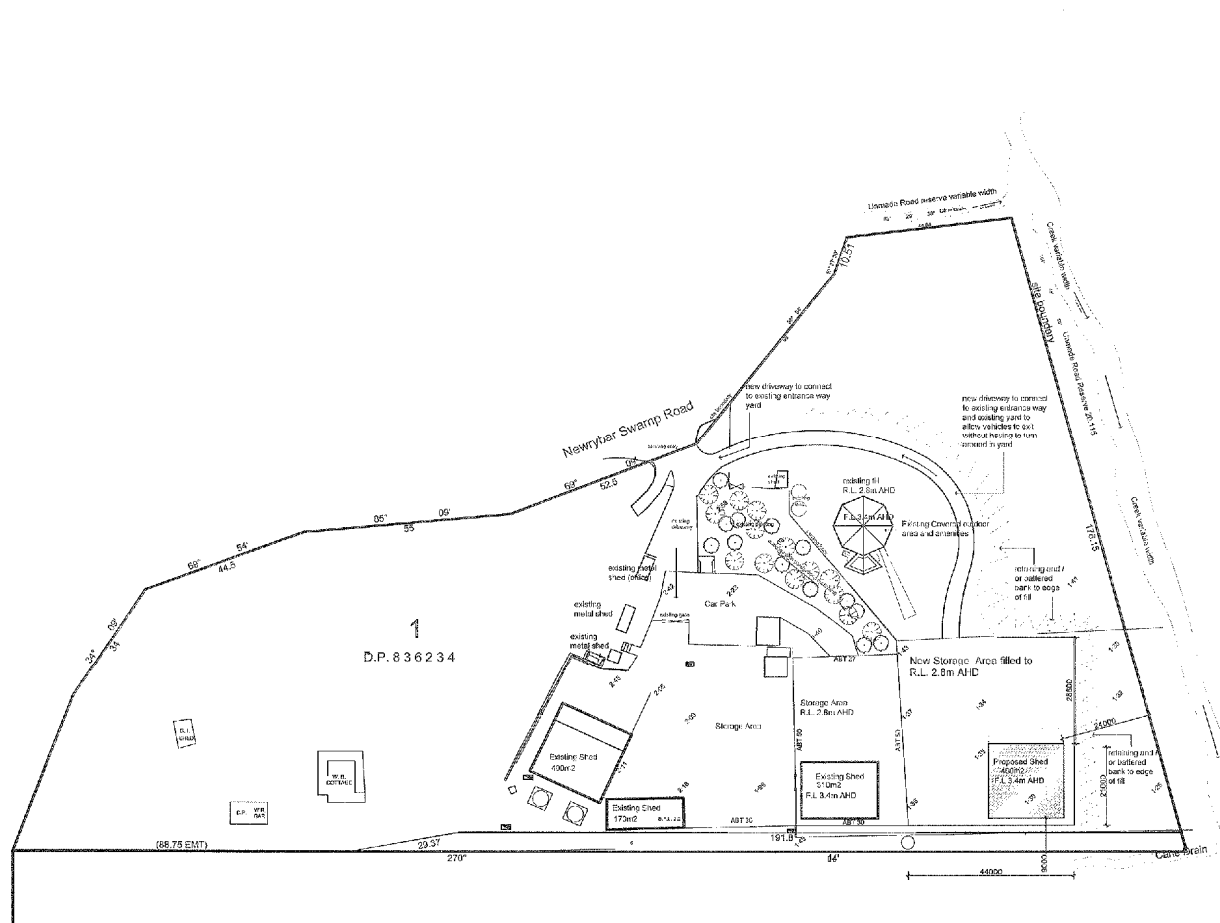


8.2 **DA 2012/499 - Expansion of Scaffold Business Storage Depot.DOC**





8.2 DA 2012/499 - Expansion of Scaffold Business Storage Depot.DOC



**SITE PLAN
1:1000 at A3**



- Notes**
1. The purpose of these drawings is for Development Application Approvals only. Further details may be required for construction.
 2. The work is to be in accordance with The Building Code of Australia and The Australian Standards and to the Satisfaction of the Local Authority or Building Certifier.
 3. Refer to Consultants Drawings for Civil & Structural Layouts & Details

| | | |
|----|-----------|----------|
| C | DA Form | 21.02.13 |
| B | DA Form | 2.02.13 |
| A | DA | 21.11.12 |
| no | amendment | 426 |

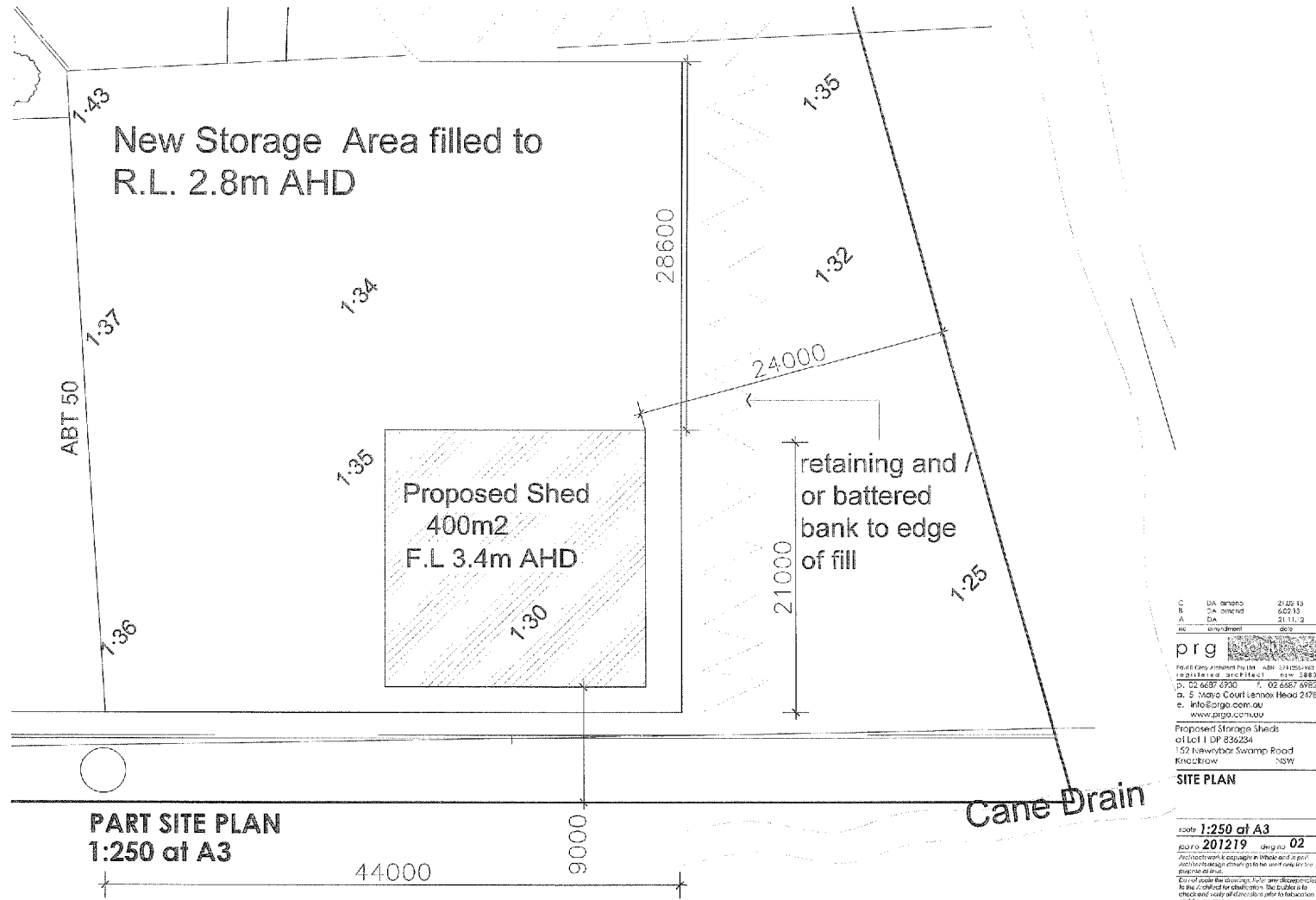
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Head Office: 155 Newwybar Swamp Road, Knockmuck, NSW 2478
 Phone: 02 6887 8930 Fax: 02 6887 8987
 G: 5 Mayo Court, Lenthox Head 2478
 e: info@prg.com.au
 www.prg.com.au

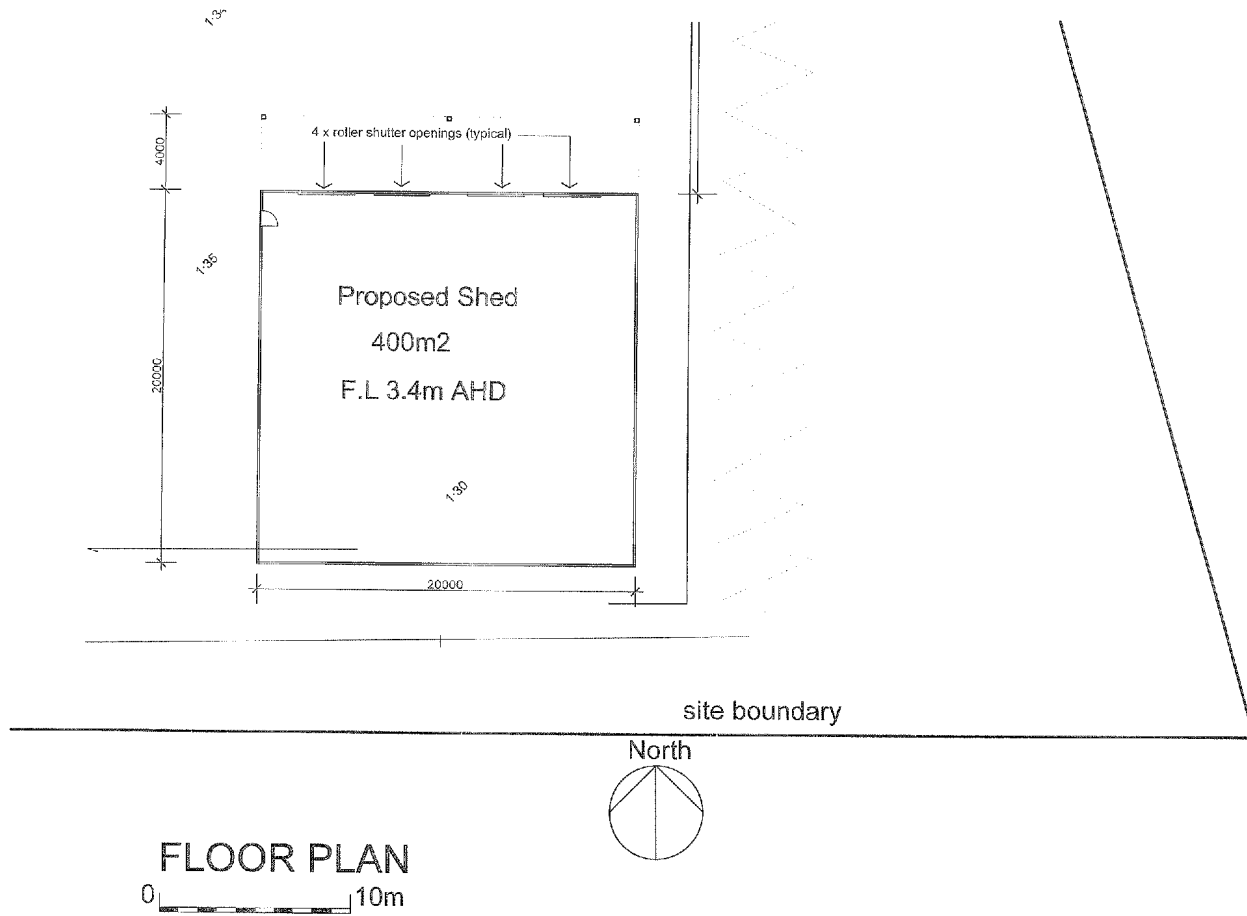
Proposed Storage Site
 of Lot 1 DP 836234
 155 Newwybar Swamp Road
 Knockmuck NSW

SITE PLAN

Scale: **1:1000 at A3**
 Date: **201219** sheet **01**
 Architectural copyright in force until 21 years after the date of issue.
 Do not photocopy drawings. Refer any enquiries to the architect for conditions. This is not to be used as a contract or any other legal document.



8.2 DA 2012/499 - Expansion of Scaffold Business Storage Depot.DOC



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|---|-------------|----------|
| C | Dr. Revised | 21/02/13 |
| B | Dr. Issued | 2/02/13 |
| A | Dr. | 21/11/12 |
| W | checked | |

Paul G. Ryan Pty Ltd. v19 27108976
 registered architect nsw nsw
 b. 02 6687 6750 f. 02 6687 6752
 c. 5. Marco Court Lorne NSW 2478
 e. info@prg.com.au
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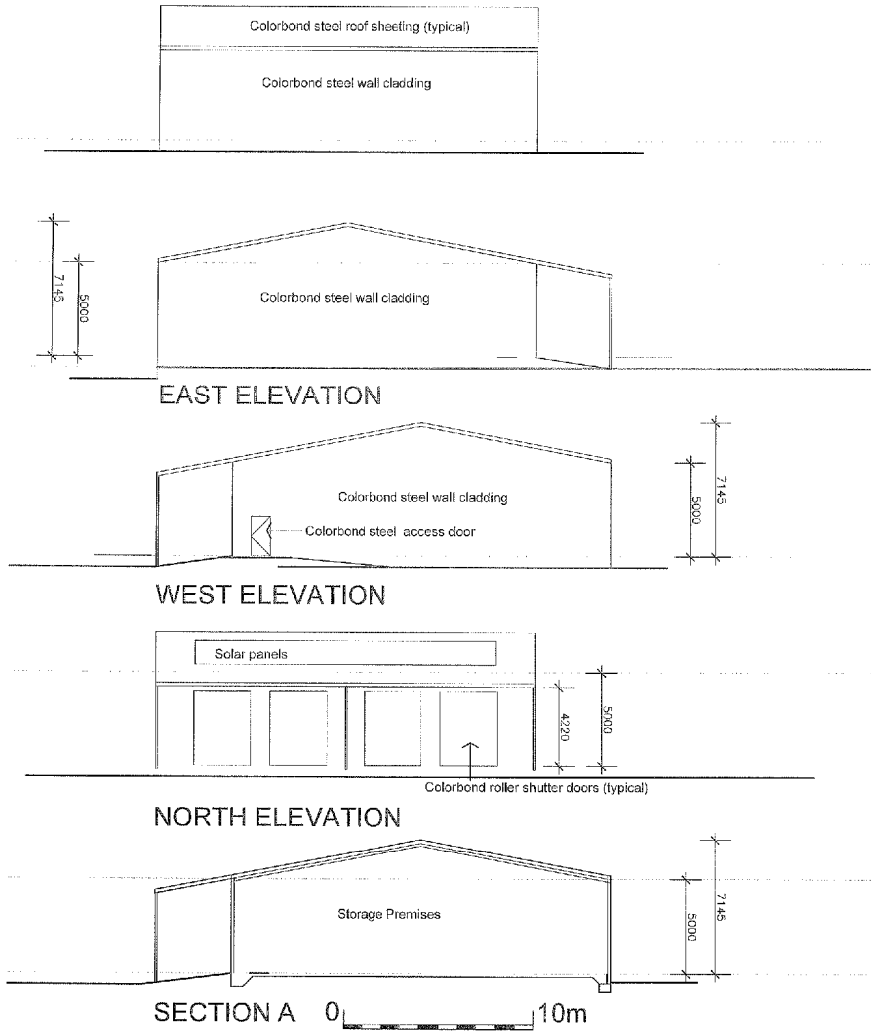
Proposed Storage Shed
 c1101 1 DP 836234
 152 Newybar Swamp Road
 Knockrow NSW

**BUILDING 1
 PLAN ELEVATION
 SECTION**

scale 1:200 at A3
 job no 201219 date no 03

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8.2 **DA 2012/499 - Expansion of Scaffold Business Storage Depot.DOC**



| | | |
|-------|------------|----------|
| C | DA amended | 21.02.13 |
| B | DA amended | 06.02.13 |
| A | DA | 21.11.12 |
| Prep. | submitted | 2012 |

prg
 Paul Gray Architects Pty Ltd
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Proposed Storage Shed
 at Lot 1 DP 836234
 152 Henrybar Swamp Road
 Knocklow NSW

**ELEVATIONS
SECTION A**

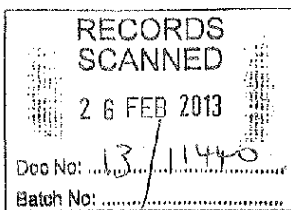
Scale: **1:200 of A3**
 Job no: **201219** - sheet no. **04**
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 Do not photocopy or reproduce this drawing without the written consent of the architect. It is to be used only for the project specified.

Debra Pick
PO Box 410
BALLINA
NSW 2478

February 20, 2013

Ballina Shire Council
PO Box 450
BALLINA
NSW 2478

Attention: Anthony Peters



RE: DA 2012/499

Dear Sir

In the above DA the 'Proposal: is to erect a bulk storage depot for the purpose of the bulk storage of plant and equipment associated with the existing business.' Before I make my considered submission to council on this DA I would like to clarify what is the 'existing business' the DA is referring to?

Is this DA referring to the scaffolding business that has been there for a number of years? Or would this DA include and cover the truck depot that has been operating on this property since the beginning of December 2012?

Would this DA allow the storage and servicing of trucks and trailers?

How many trucks and trailers would be allowed to use this 'bulk storage depot'?

Does the council have a limit on the number of vehicles that can be stored at any one time at this location?

Would all trucks and trailers have to belong to the scaffolding business?

I am aware that other businesses have leased sheds on this property in the past.

Is this the intention of this DA to provide venues for future businesses?

It appears that this property has become a 'truck depot' without an upgrade of infrastructure and approvals from council.

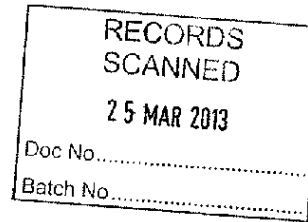
Does the council consider a 'bulk storage depot' the same thing as a 'truck depot'?

I am looking forward to your reply and hope that these questions I have put forward can be addressed.

Sincerely

A handwritten signature in blue ink that reads "Debra Pick".

Debra Pick



Debra Pick
PO Box 410
BALLINA
NSW 2478

March 22, 2013

Ballina Shire Council
PO Box 450
BALLINA
NSW 2478

DA NO: DA 2012/499

PROPERTY: Lot 1 DP 836234, 152 Newrybar Swamp Road Knockrow

I am writing to you to express my objection to the above DA to erect a storage depot for the purpose of bulk storage of plant and equipment associated with the business called Byron Bay Scaffolding at 152 Newrybar Swamp Road, Lennox Head. I am a resident at 223 Newrybar Swamp Road, Lennox Head, Lot 9 DP1010302 and I am an adjoining landowner.

These are the relevant issues:

- Over development of site
- Industrial uses of proposed storage depot
- History of industrial use without council approval
- Traffic access and safety issues
- Pollution during extreme weather events

I believe that if the council approves this development it will set the precedent for further development on this site. I have had personnel conversations with the owner who has outlined to me his intention to develop this site one storage shed at a time in order to establish an industrial enclave in this area of primary production. This DA is the third revised plan put before council and looking at the three revisions provides an insight into possible future plans.

The owner has in the past legally leased out storage areas to a concrete forming business. But since the beginning of December 2012 the owner has leased out storage area as a truck depot without council approvals. There is no guarantee that after approval of this DA the proposed storage depot would be used exclusively by the scaffolding business as outlined in the present DA.

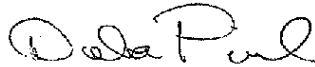
The site is situated on a corner of Newrybar Swamp Road. The entry and exit of heavy vehicles on this corner is a concern for anyone using the Newrybar Swamp Road on a daily basis. I believe this site has reached its maximum density in relation to traffic movements accessing and exiting from this location.

I am aware that heavy vehicle traffic from existing industries in the valley has restricted access to the use of Martins Lane. The narrowness and corners on Martins Lane is not suitable for the movement of trucks carrying loads of scaffolding. I urge council to apply this restriction to the trucks carrying scaffolding.

As a past owner of this block of land and a resident of the Newrybar Valley for 40 years I am well aware of the impact of flooding in the valley and in particular to this block of land. Heavy rain events that lead to flooding in the southern end of the Newrybar Swamp are common. I have serious concerns for the possible contamination and pollution to the adjoining waterway, known as the Unlon Drain which feeds directly into the Ballina Nature Reserve, as a result of the present or any future industrialization of this block of land.

I urge council to reject this DA. Council must say 'NO' now unless they intend to allow the establishment of an industrial park by default.

Sincerely



Debra Pick