

The Director  
Coastal Assessments  
Department of Planning  
GPO Box 39  
Sydney NSW 2001

## **OBJECTION**

**Reference Number: DA 32-04-2006 MOD 2**

**Re: Modification Application; Supermarket Development, Station Street, Mullumbimby.**

Dear Sir,

I wish to object to the amended plans Woolworths Ltd. lodged on 24<sup>th</sup> June, 2008 to the modified DA for a Supermarket, Bottle Shop and Ancillary Works in Station Street, Mullumbimby. The reasons for my objections are as follows:

**Changes to Sewage Management.** The amended plans do not address the problem of sewage disposal seriously. Unable to access an already overloaded town sewage system, Woolworths have proposed an on-site disposal system whose capacity is totally inadequate.

The supermarket was originally planned in two stages, but Woolworths have applied to build both stages at once. The original Stage One building of 1,500 m<sup>2</sup> used an area of 1,750 m<sup>2</sup> for disposal of treated waste water by irrigation. The area of 475 m<sup>2</sup> now proposed for effluent disposal from the enlarged building of 2,500 m<sup>2</sup> is less than *one third* the size of the original Stage One. This is not acceptable.

It appears that, rather than attempt a genuine and responsible solution to the on-site sewage problem, Woolworths and their consultants are content to present badly-conceived and irresponsible plans in the hope that no one will properly assess them.

The amendment proposing storage capacity to hold treated waste water for only **7 days** when the soil is saturated from wet weather is an example of this disregard for reality. In January and February this year, Mullumbimby had only 7 days *without* rain in each month. Rainfall in Mullumbimby for those *2 months* was 809 mm (two thirds of Sydney's annual rainfall). It must be remembered we are considering a flood-prone site here.

And yet Woolworths' consultants, BRW, state: "*Whilst acknowledging that Byron Shire Council has previously requested treated effluent storage of approximately 60 days, it is noted that based on the...Australian Standard calculations, no additional wet weather storage shall be required other than the afore-noted 7 days storage.*"

A report of this laxity treats the community, the Council and, I might add, the Department of Planning with contempt. These amendments should be rejected out of hand.

**Changes to the Building Design.** The amendments to the building design are cosmetic only, and do nothing to mitigate the visual and environmental impact of such a large and visually offensive development.

The relocation of the building to the north, and of the loading dock to the north end, will subject residents in Station Street as far as Train Street to additional noise and pollution from truck, van and semi-trailer deliveries, reducing the amenity and value of properties in this residential area.

The noise hazard from the condenser deck now located on the roof of the loading dock will further reduce the domestic amenity of residents in both Station and Prince Streets.

The proposed setback of one metre on the eastern side of the building is inadequate to accommodate any meaningful landscaping to screen the building from Prince Street.

The incorporation of the waste area and the fire pump room into the building envelope means the building is nearly 3 metres closer to Station Street because Woolworths will not sacrifice any supermarket floor space. Yet this is the only acceptable solution to reducing the adverse impact of this development on Mullumbimby, apart from abandoning the development altogether.

The proposal for Sunday deliveries is anathema to residents, especially in Station Street, and should not be approved.

**Changes to Carpark Design.** Moving the carpark entrance to the southern end will do nothing to mitigate the traffic chaos and congestion this development will create in Station Street and its impact on the use of Tincogan Street as a town bypass.

Nothing is proposed to ameliorate the impact of an additional 1,200 vehicles per day entering Station Street.

Woolworths' consultants have made no assessment of the obvious impact of this development on traffic in the rest of Mullumbimby (eg. the main street) and its retail area. This is cause for objection. No solutions to the traffic congestion this development will bring to Mullumbimby have been proposed.

The elevated carpark deck, over a metre above ground level, will increase the noise and exhaust pollution in Station Street.

These amendments exacerbate the problems created by an already flawed development proposal and fail completely to address the vexed question of treating sewage on a flood prone site.

I strongly urge you to reject them all.

Signature .....

Name .....

Address .....

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Date .....