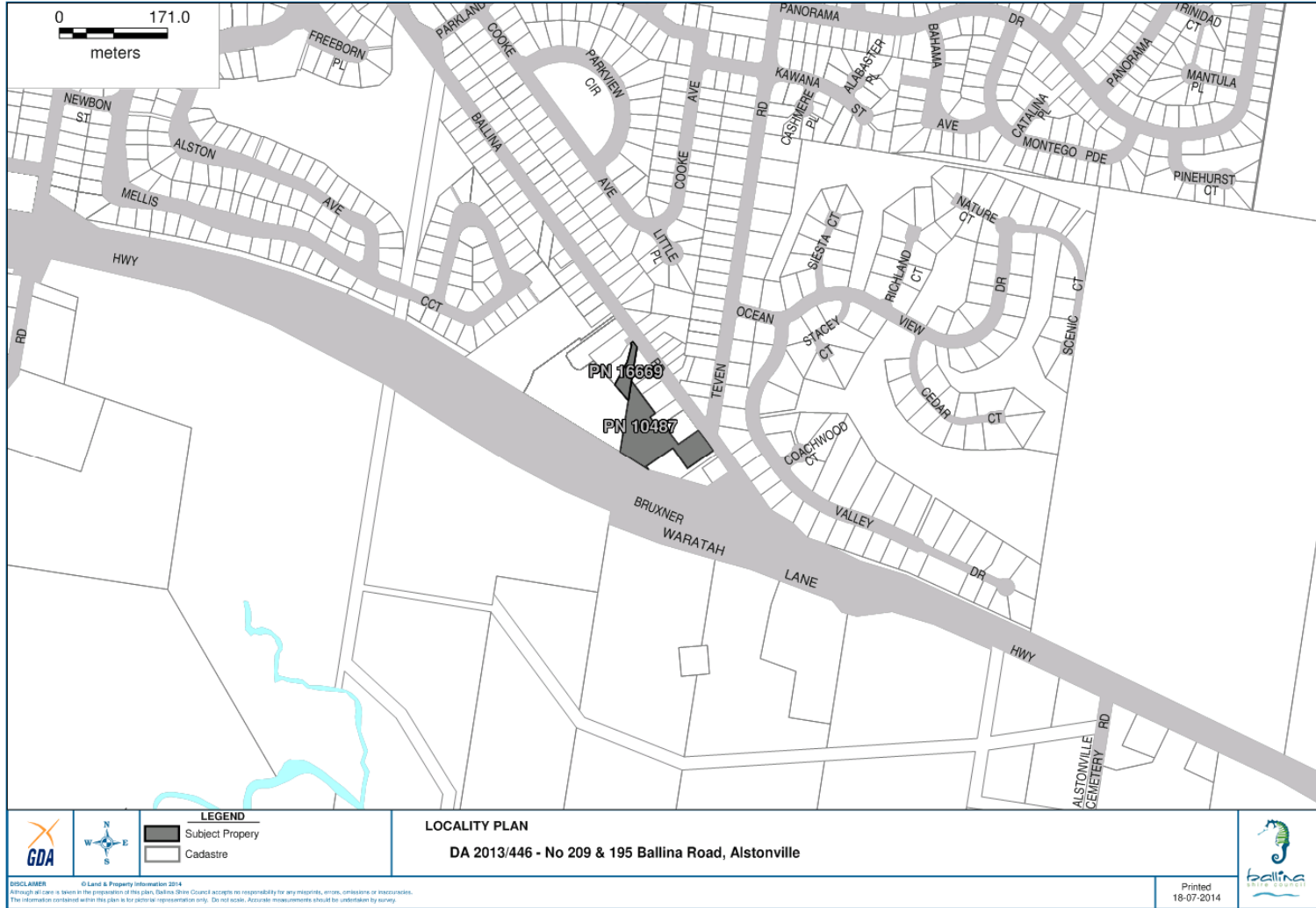
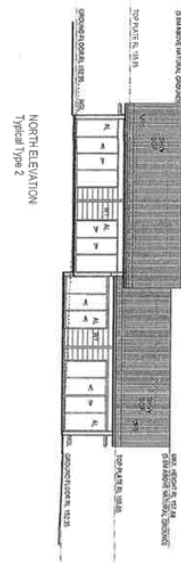


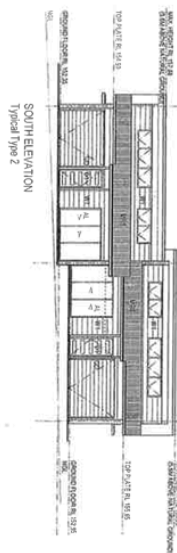
8.2 DA 2013/446 - 209 and 195 Ballina Road, Alstonville.DOC



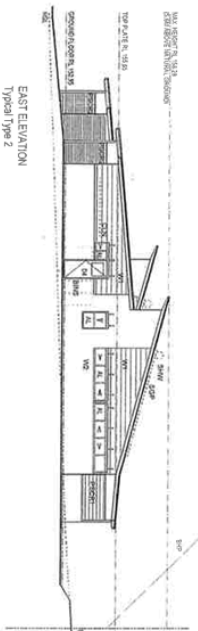
TYPE 2 VILLAS
FLOOR AREAS
 TOTAL GROSS FLOOR AREA 111 SQM
 DECK/PORCH AREA 28 SQM
 GARAGE AREA 20 SQM
 PRIVATE OPEN SPACE PROVIDED MIN 50 SQM



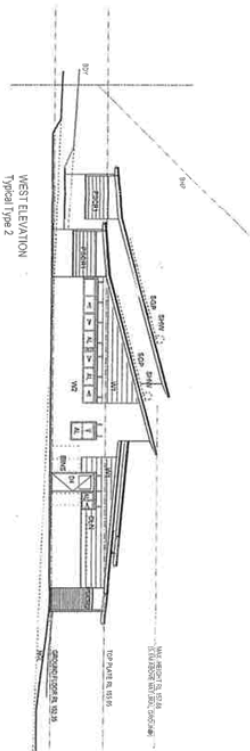
NORTH ELEVATION
 Typical Type 2



SOUTH ELEVATION
 Typical Type 2



EAST ELEVATION
 Typical Type 2



WEST ELEVATION
 Typical Type 2

ELEVATIONS -- TYPICAL TYPE 2
VILLAS 2.8 & 2.7

terra spatial design
 PO BOX 1179 BRUNNEN MEY 2481
 T: 02 6680 3001 M: 0401 538 037
 e: terra@terra-spatial.com
 rev: dfile_09march2013
A 14.04.13 PRELIM ISSUE
8 06.07.13 DA ISSUE

LEGEND

- AL ALUMINUM
- DR DOORS & WINDOWS
- BA BALUSTRADE TO BCA REQ.
- BO BOUNDARY
- BHP BUILDING HEIGHT PLANE
- CA CLOTHES LINE
- CD CLOTHES DOOR
- GD GARAGE TILT DOOR
- LAU LAUNDRY
- LIN LINEN CUPBOARD
- MS METAL ROOF SHEETING
- MSB METAL ROOF BRICK
- PCSP PRIVACY SCREEN
- R ROBE
- RL RELATIVE LEVEL
- RSK SETBACK TO BOUNDARY
- SC SCALES AND FEED PANELS
- SHW SHOWER
- SRZ STRUCTURAL ROOF ZONE
- TPZ TREE PRESERVATION ZONE
- WI LIGHTWEIGHT CLADDING
- WC CONCRETE BLOCK WALL
- WT TANK TO SOBBED BASIN
- REQ. REQ.

PLANS & ELEVATIONS
TYPICAL TYPE 2 VILLAS

Client: **TOSHAH PTY LTD**

Project: **RESIDENTIAL DEVELOPMENT**
LOT 48 DP 803760
209 BALLINA ROAD
ALSTONVILLE

Job number: **1101**
 scale: **1:200 @A3**
 date: **14.04.11**

drawn by: **SP**
 drawing number / revision: **DA-1-05 / B**

NOTES
 1. ALL WORK TO BE IN ACCORDANCE WITH THE LOCAL GOVERNMENT'S REQUIREMENTS.
 2. ALL WORK TO BE IN ACCORDANCE WITH THE LOCAL GOVERNMENT'S REQUIREMENTS.
 3. ALL WORK TO BE IN ACCORDANCE WITH THE LOCAL GOVERNMENT'S REQUIREMENTS.
COPYRIGHT
 THIS DOCUMENT IS THE PROPERTY OF TERRA SPATIAL DESIGN AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF TERRA SPATIAL DESIGN.

Hugh Johnson

From: Jennine Lim [Jennine_Lim@snp.com.au] - 04 08773134
Sent: Friday, 13 December 2013 5:27 PM
To: Ballina Shire Council
Subject: DA 2013/446

General Manager
Ballina Shire Council
Reference: DA 2013/446
13 December 2013

Dear Sir

I refer to the development application DA 2013/446 and wish to submit my objections, concerns and suggestions.

My main objection and concern is the number of units proposed in this application with the potential for high traffic flow through a single lane narrow driveway that is very close to my corner boundary. This appears to be only sufficient for single vehicle flow at any given time which would severely impact on traffic congestion both within this site and at the entry/exit zone on Ballina Rd where passing traffic entering Ballina Rd from the bypass generally does not slow down to the posted 60KPH thus increasing the potential for traffic accidents enormously.

I also query the impact of this narrow driveway in the event emergency services such as a fire truck is required and residential traffic flow exiting the area. I would think that a dual-way driveway would be mandatory with this allocation of units and vehicle parking is proposed. The suggestion of a round-a-bout at the intersection of Teven Rd and Ballina Rd and almost directly in front of 209 Ballina Rd may be a more responsible proposal at this site which also would slow through traffic and lower accident risk.

Currently the too close, non-maintained trees, vines and rubbish along the boundaries adjoining my property, continually encroach and drop branches & dead leaves onto my property and are a major fire hazard and harbour vermin. It concerns me that the DA proposal has not sufficiently addressed this by leaving trees too close to my boundary and will continue to be a problem to me.

I also have concerns as to my privacy & wellbeing with regards to the height and type of fencing proposed with high traffic flow, the # of potential residents and the 'common area' being very close to my boundary and residence.

I applaud the development with the consideration of changes to the application as it now stands.

Thank you for the opportunity to comment on this development application.

Regards,
E. Jennine Lim
209A Ballina Rd
Alstonville

The general manager
Ballina Shire Council
P.O.Box 450
Ballina 2478
3rd December 2013
Reference No DA 2013/446

Robert C Matthews
211 Ballina Rd
Alstonville 2477

Dear Sir,

I refer to the development proposal numbered above, & do wish to make the following objections, comments & suggestions.

Firstly I consider that there are too many residential units for the site although that number is inside the guidelines as set out in the application. I am concerned that the fairly large increase in traffic flow onto Ballina Rd will further congest the intersection with Teven Rd

Further I note from the plan that there is no provision for a children's play area, this I consider is essential as the development is on a very busy road & there will be quite a few children in residence.

I think council should consider that the intersection of Ballina Rd & Teven Rd be made a future rounda bout & that resumption of a strip at the front of No 209 for this purpose be part of any consent to develop the site as requested by the applicant.

The traffic as it enters Ballina Rd from the bypass almost never slows to the posted 60KPH speed & this will present problems with vehicles entering Ballina Rd from the development, a rounda bout would of necessity calm the traffic in all directions making for a safer & quieter area & giving traffic from Teven Rd safer entry & exit from & to Ballina Rd.

In conclusion I applaud the development but I urge Council to consider changes to the application as it now stands.

Thank you for giving me the opportunity to comment

Yours faithfully *R.C. Matthews*
Rober C Matthews

13/77477
ACKNOWLEDGED

RECORDS SCANNED
4 - DEC 2013
Doc No... 13/77402
Batch No.....

HUGH

Unit 8/205 Ballina Road
Alstonville, N.S.W. 2477.

~~1985~~

~~January~~ ~~February~~ ~~February~~ ~~March~~ ~~March~~

Dear Sir,

I would object to the Proposal of the Application (Development). I would not support of such application by Newton Penny Chapelle and therefore that they destroy other people's lives & property.

I condemn of such application by the developer and they should never have to take away other's properties.

Sincerely by Neil Sparkle.

DA 2013/446.

RECORDS SCANNED
13 DEC 2013
Doc No. 13/79983.
Batch No.....

~~2 13/180~~
ACKNOWLEDGED

13/80014

RECEIVED
12 DEC 2013
COUNTER