

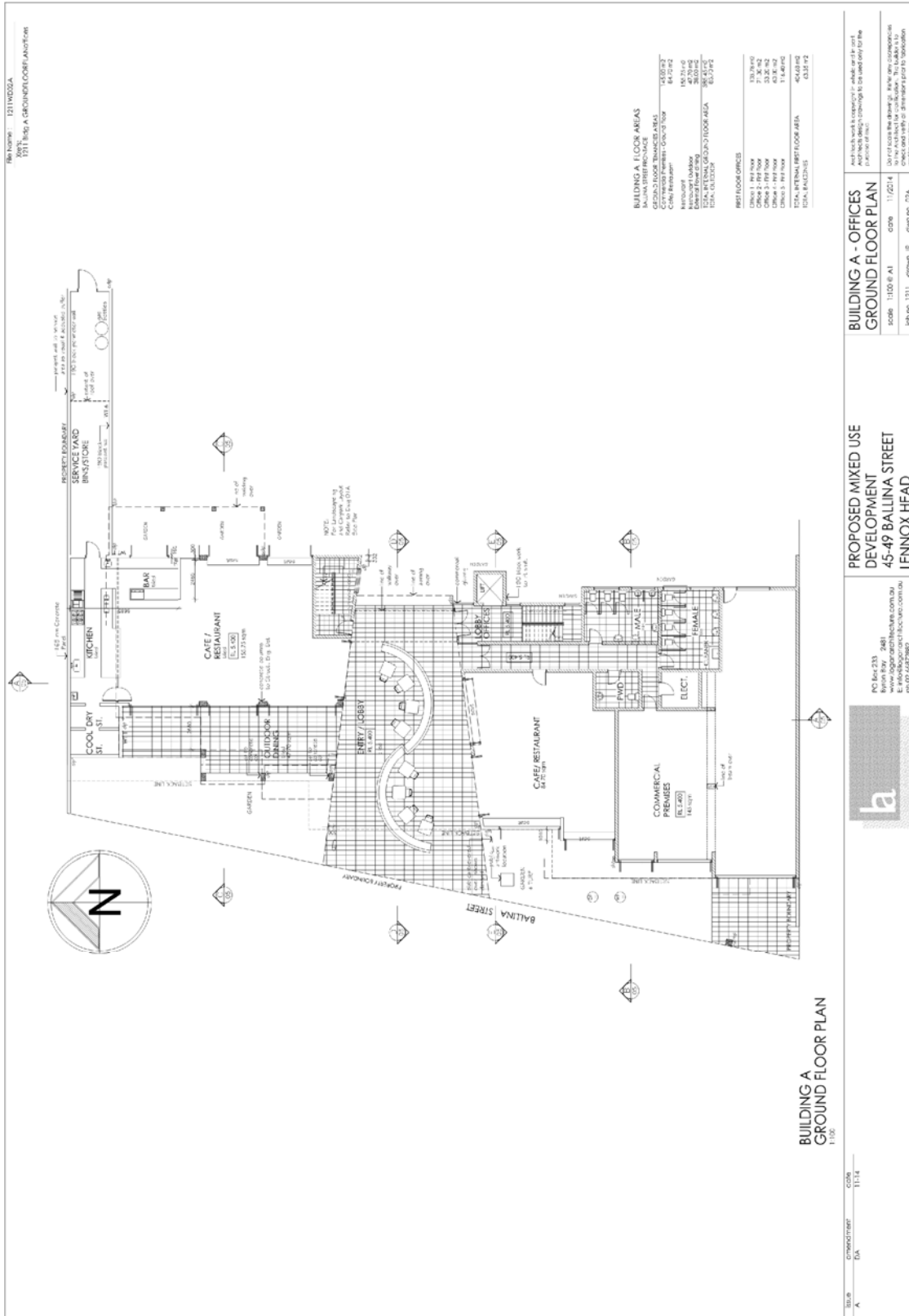
ARCHITECTURE: **LOGAN ARCHITECTURE**  
 ADDRESS: 1211 WOODLA  
 PHONE: (02) 6622 2222  
 EMAIL: info@loganarch.com.au  
 WEBSITE: www.loganarch.com.au

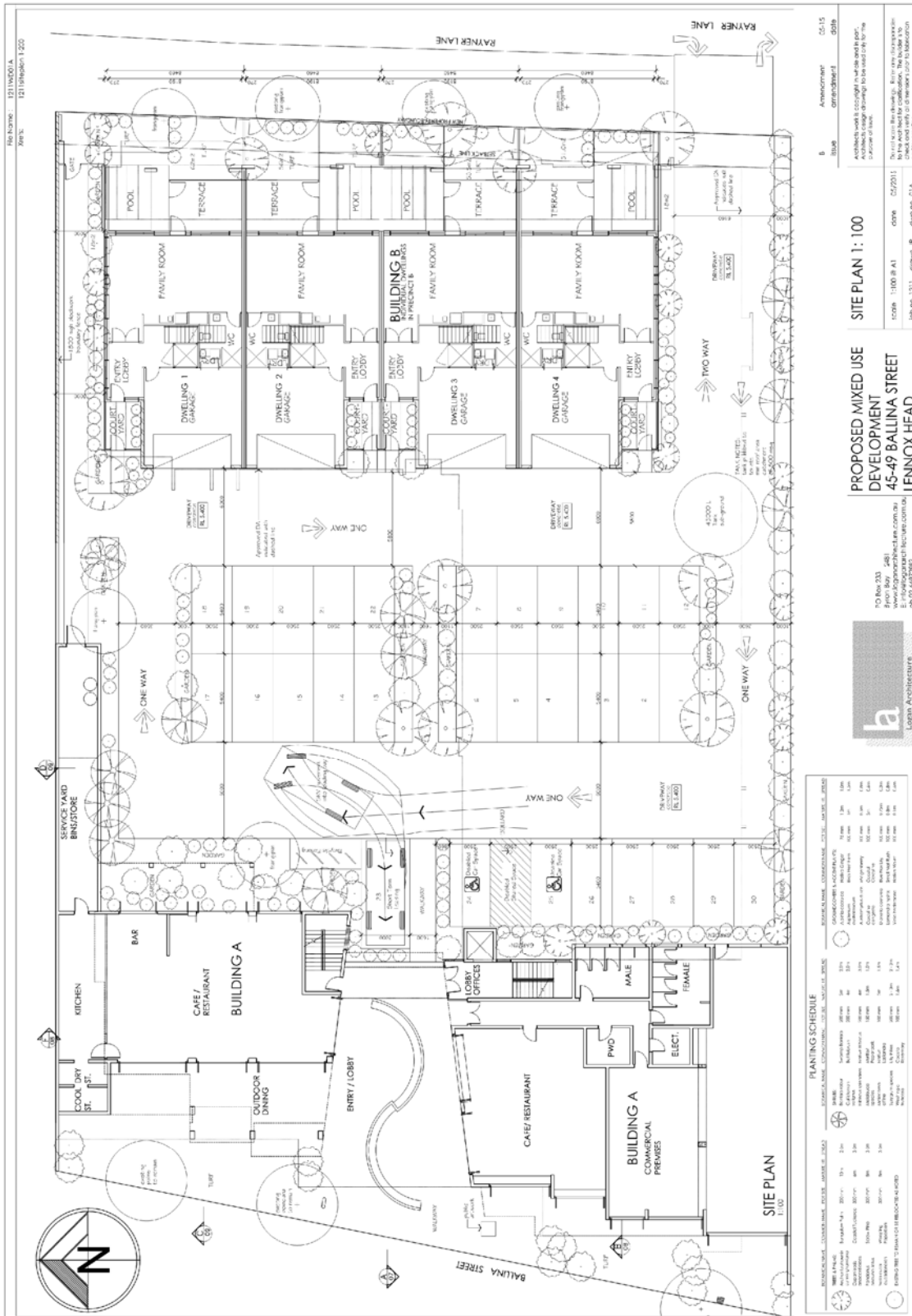
PROJECT: **PROPOSED MIXED USE DEVELOPMENT 45-49 BALLINA STREET LENNOX HEAD**

DATE: 11/2014  
 SCALE: 1:200 (B1 A1)  
 JOB NO: 1211 - 0129-14-01

DRAWN BY: **LA**  
 CHECKED BY: **LA**  
 PROJECT MANAGER: **LA**

NOTES:  
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 2. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED.  
 3. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF LOGAN ARCHITECTURE IS STRICTLY PROHIBITED.





**PLANTING SCHEDULE**

NO.	PLANT SPECIES	SIZE	QUANTITY	REMARKS
1	BRANDENBURG	100mm	100	PLANTING
2	BRANDENBURG	150mm	50	PLANTING
3	BRANDENBURG	200mm	20	PLANTING
4	BRANDENBURG	250mm	10	PLANTING
5	BRANDENBURG	300mm	5	PLANTING
6	BRANDENBURG	350mm	3	PLANTING
7	BRANDENBURG	400mm	2	PLANTING
8	BRANDENBURG	450mm	1	PLANTING
9	BRANDENBURG	500mm	1	PLANTING
10	BRANDENBURG	550mm	1	PLANTING
11	BRANDENBURG	600mm	1	PLANTING
12	BRANDENBURG	650mm	1	PLANTING
13	BRANDENBURG	700mm	1	PLANTING
14	BRANDENBURG	750mm	1	PLANTING
15	BRANDENBURG	800mm	1	PLANTING
16	BRANDENBURG	850mm	1	PLANTING
17	BRANDENBURG	900mm	1	PLANTING
18	BRANDENBURG	950mm	1	PLANTING
19	BRANDENBURG	1000mm	1	PLANTING
20	BRANDENBURG	1050mm	1	PLANTING
21	BRANDENBURG	1100mm	1	PLANTING
22	BRANDENBURG	1150mm	1	PLANTING
23	BRANDENBURG	1200mm	1	PLANTING
24	BRANDENBURG	1250mm	1	PLANTING
25	BRANDENBURG	1300mm	1	PLANTING
26	BRANDENBURG	1350mm	1	PLANTING
27	BRANDENBURG	1400mm	1	PLANTING
28	BRANDENBURG	1450mm	1	PLANTING
29	BRANDENBURG	1500mm	1	PLANTING
30	BRANDENBURG	1550mm	1	PLANTING
31	BRANDENBURG	1600mm	1	PLANTING
32	BRANDENBURG	1650mm	1	PLANTING
33	BRANDENBURG	1700mm	1	PLANTING
34	BRANDENBURG	1750mm	1	PLANTING
35	BRANDENBURG	1800mm	1	PLANTING
36	BRANDENBURG	1850mm	1	PLANTING
37	BRANDENBURG	1900mm	1	PLANTING
38	BRANDENBURG	1950mm	1	PLANTING
39	BRANDENBURG	2000mm	1	PLANTING
40	BRANDENBURG	2050mm	1	PLANTING
41	BRANDENBURG	2100mm	1	PLANTING
42	BRANDENBURG	2150mm	1	PLANTING
43	BRANDENBURG	2200mm	1	PLANTING
44	BRANDENBURG	2250mm	1	PLANTING
45	BRANDENBURG	2300mm	1	PLANTING
46	BRANDENBURG	2350mm	1	PLANTING
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52	BRANDENBURG	2650mm	1	PLANTING
53	BRANDENBURG	2700mm	1	PLANTING
54	BRANDENBURG	2750mm	1	PLANTING
55	BRANDENBURG	2800mm	1	PLANTING
56	BRANDENBURG	2850mm	1	PLANTING
57	BRANDENBURG	2900mm	1	PLANTING
58	BRANDENBURG	2950mm	1	PLANTING
59	BRANDENBURG	3000mm	1	PLANTING
60	BRANDENBURG	3050mm	1	PLANTING
61	BRANDENBURG	3100mm	1	PLANTING
62	BRANDENBURG	3150mm	1	PLANTING
63	BRANDENBURG	3200mm	1	PLANTING
64	BRANDENBURG	3250mm	1	PLANTING
65	BRANDENBURG	3300mm	1	PLANTING
66	BRANDENBURG	3350mm	1	PLANTING
67	BRANDENBURG	3400mm	1	PLANTING
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83	BRANDENBURG	4200mm	1	PLANTING
84	BRANDENBURG	4250mm	1	PLANTING
85	BRANDENBURG	4300mm	1	PLANTING
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87	BRANDENBURG	4400mm	1	PLANTING
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92	BRANDENBURG	4650mm	1	PLANTING
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94	BRANDENBURG	4750mm	1	PLANTING
95	BRANDENBURG	4800mm	1	PLANTING
96	BRANDENBURG	4850mm	1	PLANTING
97	BRANDENBURG	4900mm	1	PLANTING
98	BRANDENBURG	4950mm	1	PLANTING
99	BRANDENBURG	5000mm	1	PLANTING
100	BRANDENBURG	5050mm	1	PLANTING

**PROPOSED MIXED USE DEVELOPMENT 45-49 BALLINA STREET LENNOX HEAD**

NO. 233  
1701 Bay 288  
www.loganarchitectural.com.au  
PH 07 5627292

LOGAN ARCHITECTURE

**LOGAN ARCHITECTURE**

1701 BAY 288  
SUITE 233  
1701 BAY 288  
SUITE 233  
1701 BAY 288  
SUITE 233

**PLANTING SCHEDULE**

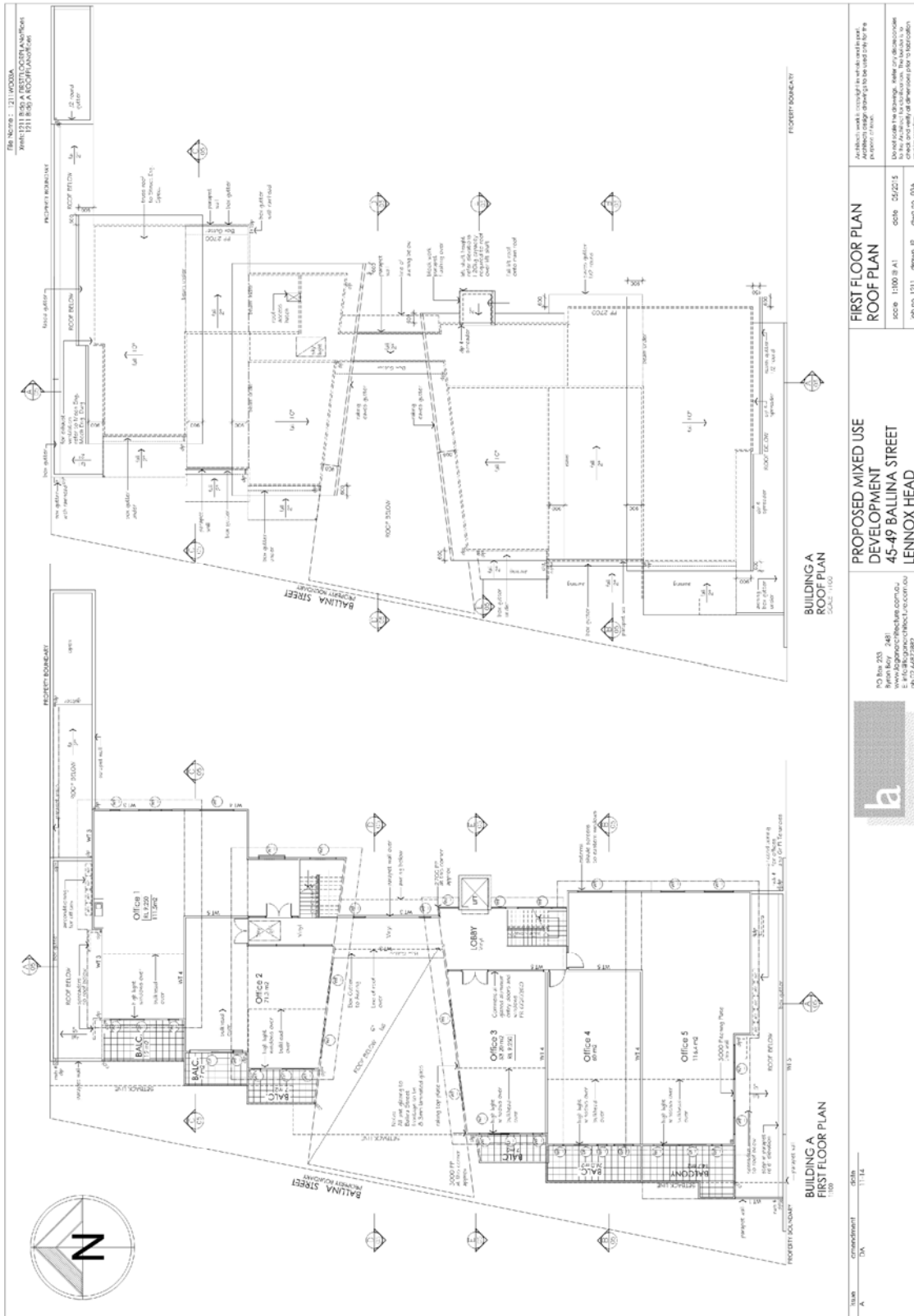
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SUITE 233  
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SUITE 233

**PLANTING SCHEDULE**

NO. 233  
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SUITE 233  
1701 BAY 288  
SUITE 233

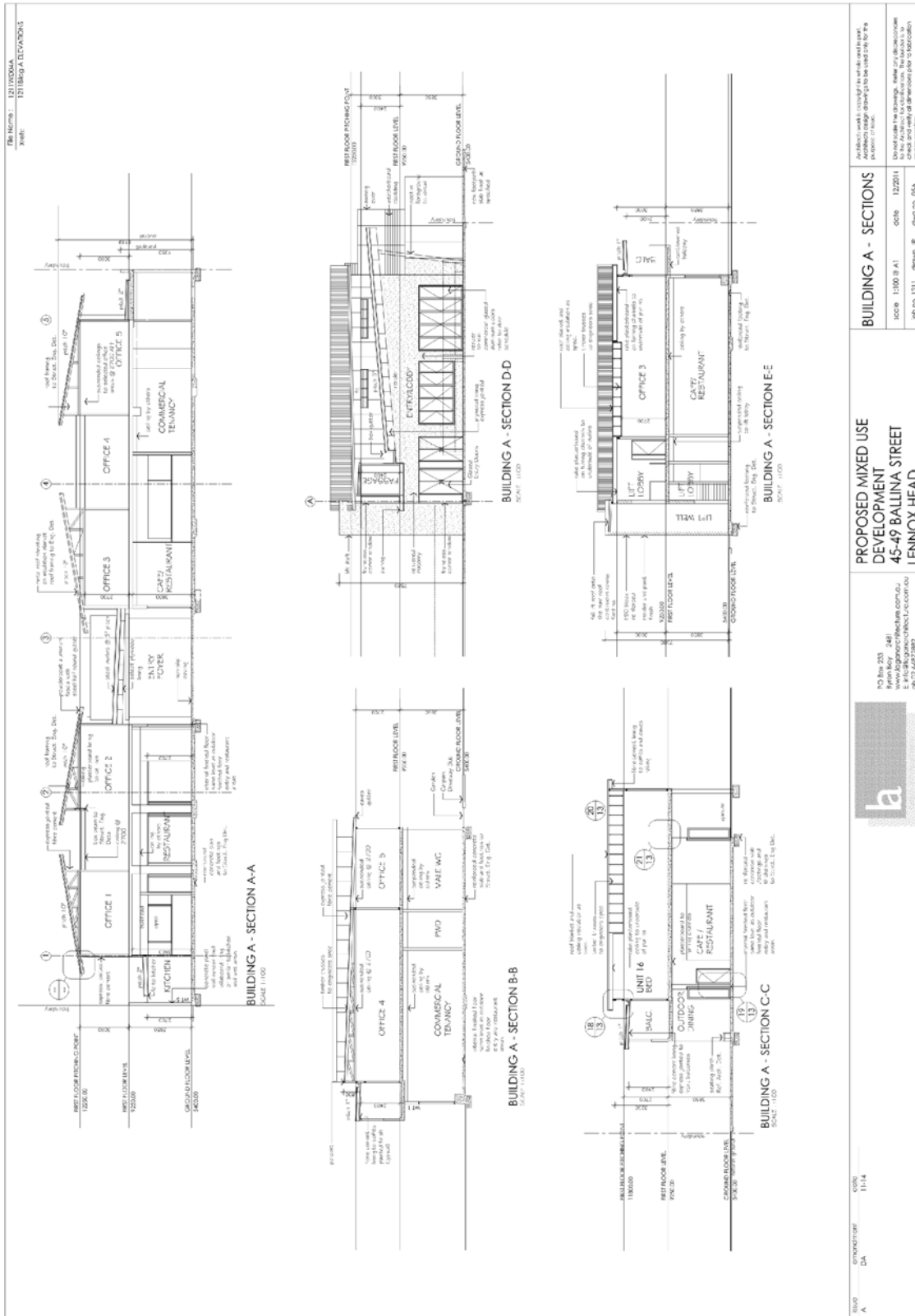
**PLANTING SCHEDULE**

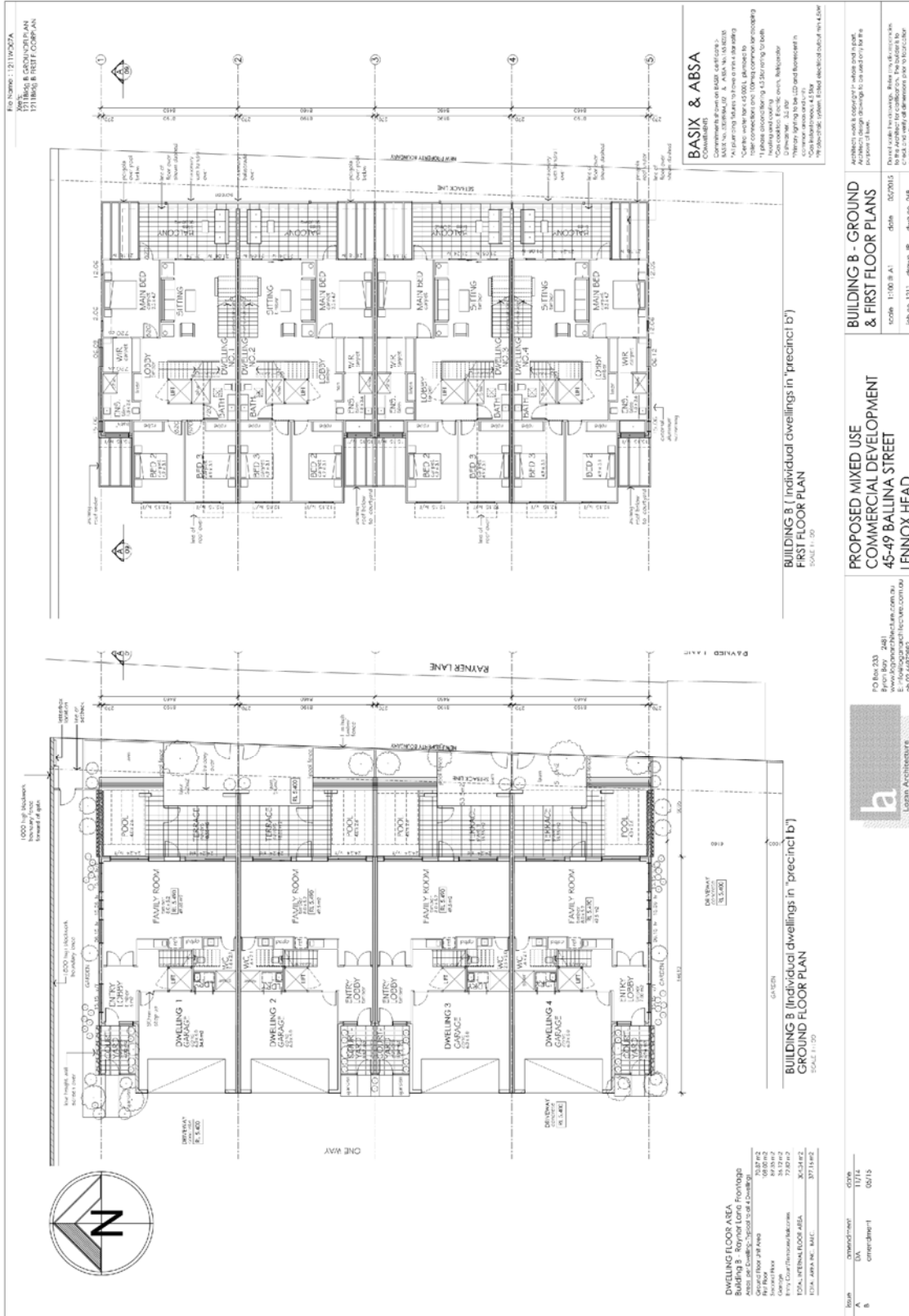
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SUITE 233



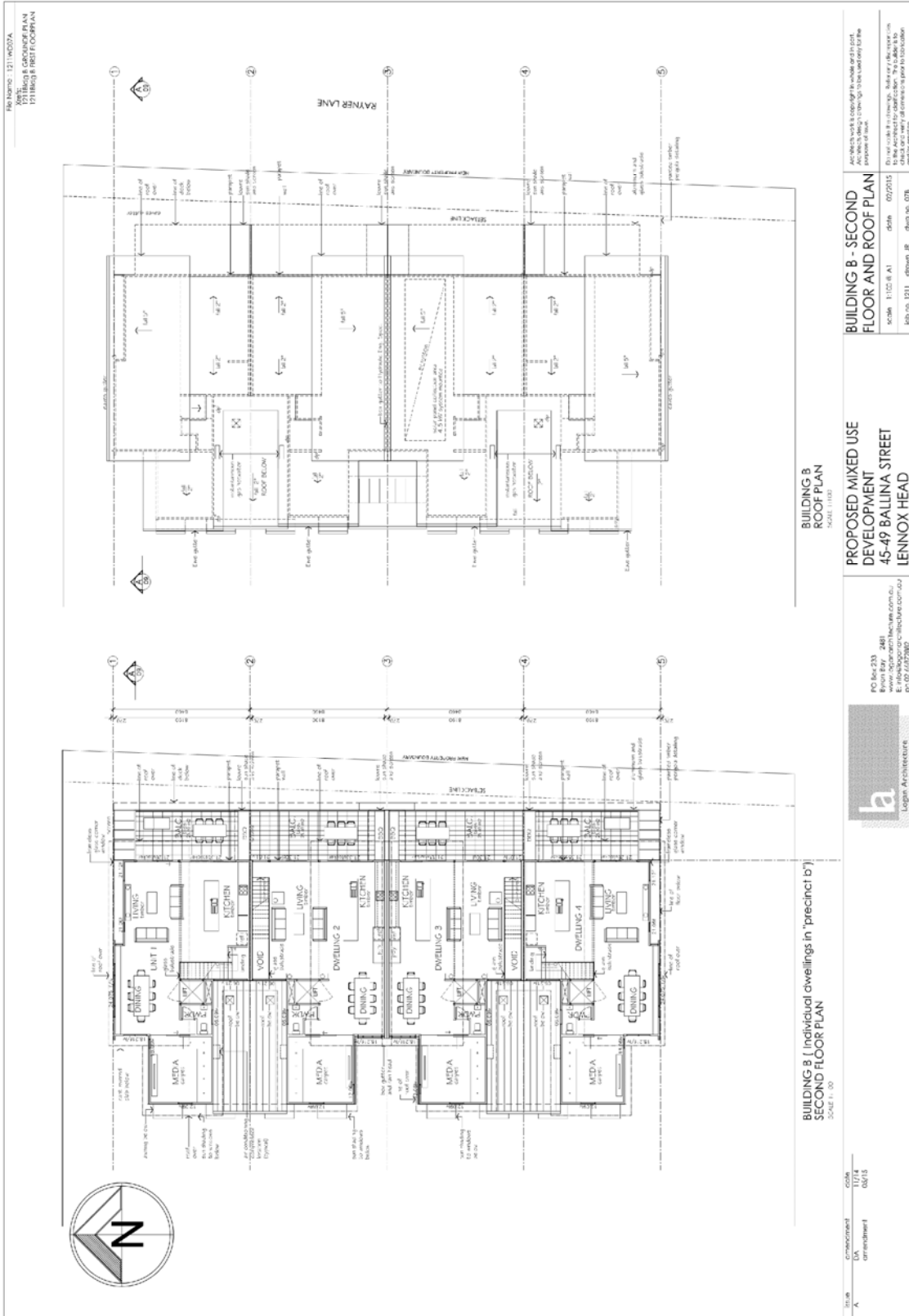
	PO Box 205 4481 www.lennoxarchitecture.com.au E: info@lennoxarchitecture.com.au P: 02 655 2222	<b>PROPOSED MIXED USE DEVELOPMENT 45-49 BALLINA STREET LENNOX HEAD</b>	<b>FIRST FLOOR PLAN ROOF PLAN</b>	ARCHITECT: DAVID J. COOPER ARCHITECTURE: DAVID J. COOPER ARCHITECTURE ARCHITECTURE: DAVID J. COOPER ARCHITECTURE ARCHITECTURE: DAVID J. COOPER ARCHITECTURE
	11/14 11/14	11/14 11/14	11/14 11/14	11/14 11/14

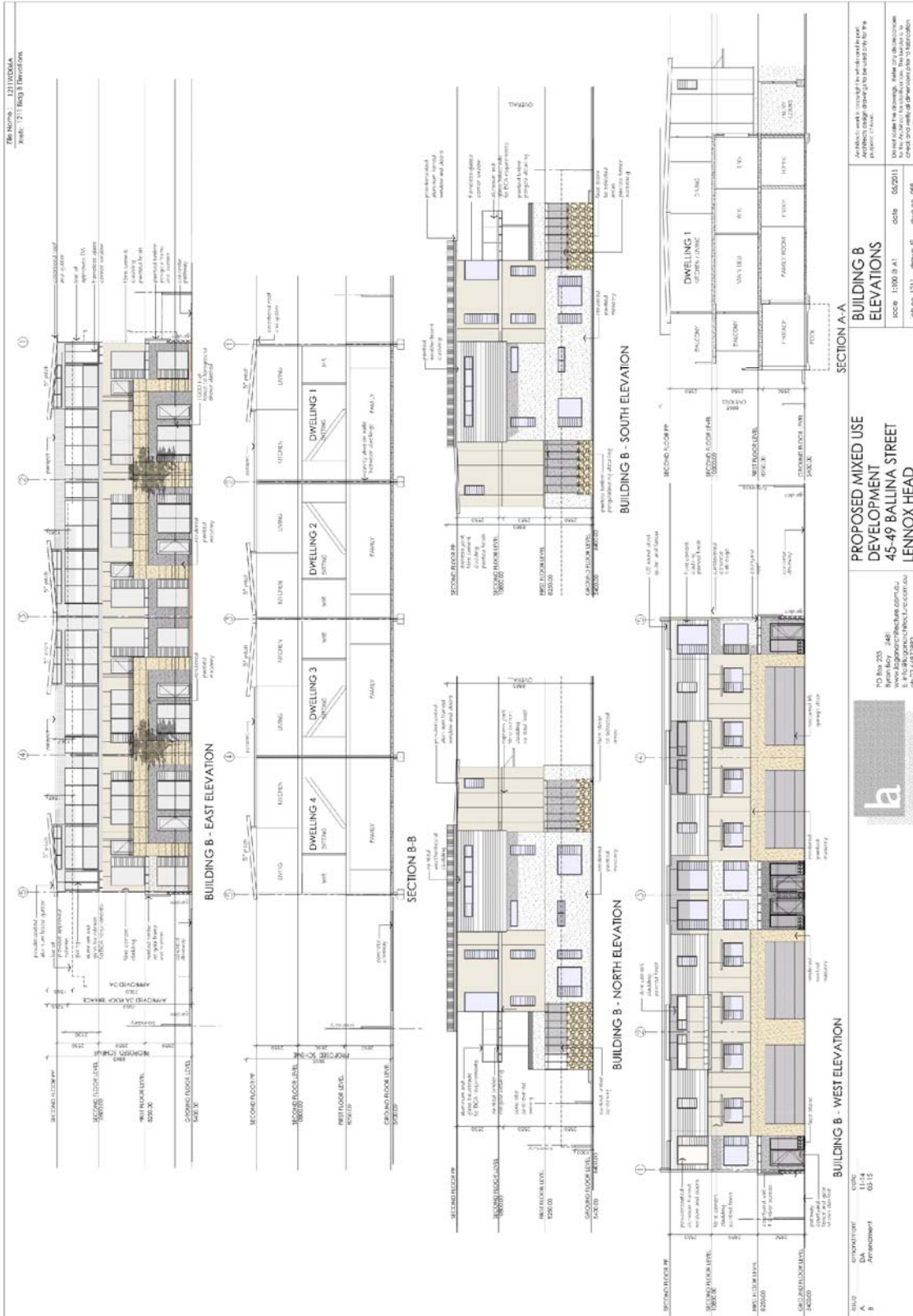


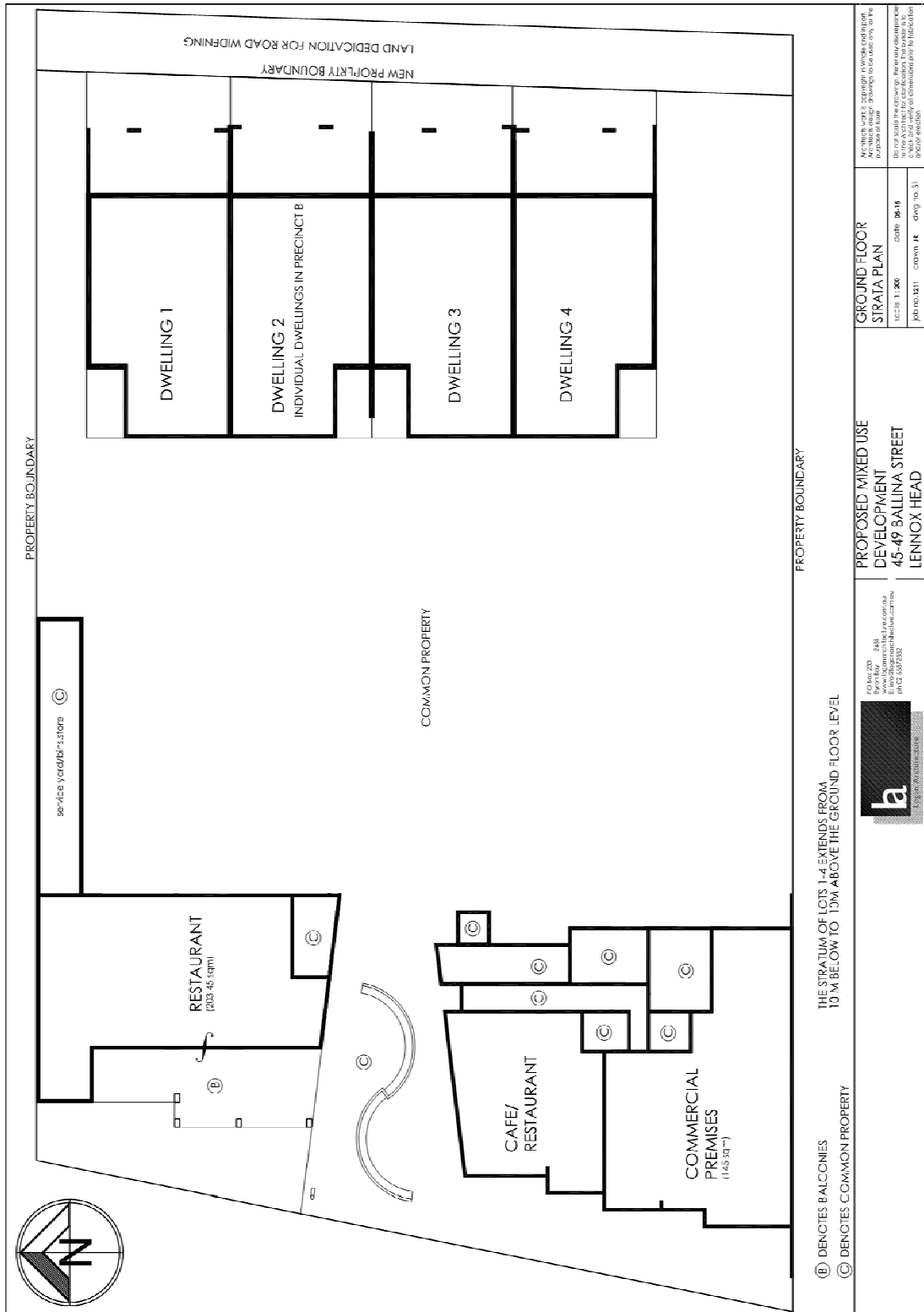












APPLICANT'S DECLARATION: I, the undersigned, being the owner of the land shown on this plan, do hereby declare that the information provided in this plan is true and correct to the best of my knowledge and belief.

Do not scale the drawing. Do not encumber the plan with any other markings or notes.

DATE OF ISSUE: 06/15

JOB NO. 0111 DRAWN BY: [redacted] CHECKED BY: [redacted] DATE: 06/15

PROPOSED MIXED USE DEVELOPMENT  
45-49 BALLINA STREET  
LENNOX HEAD

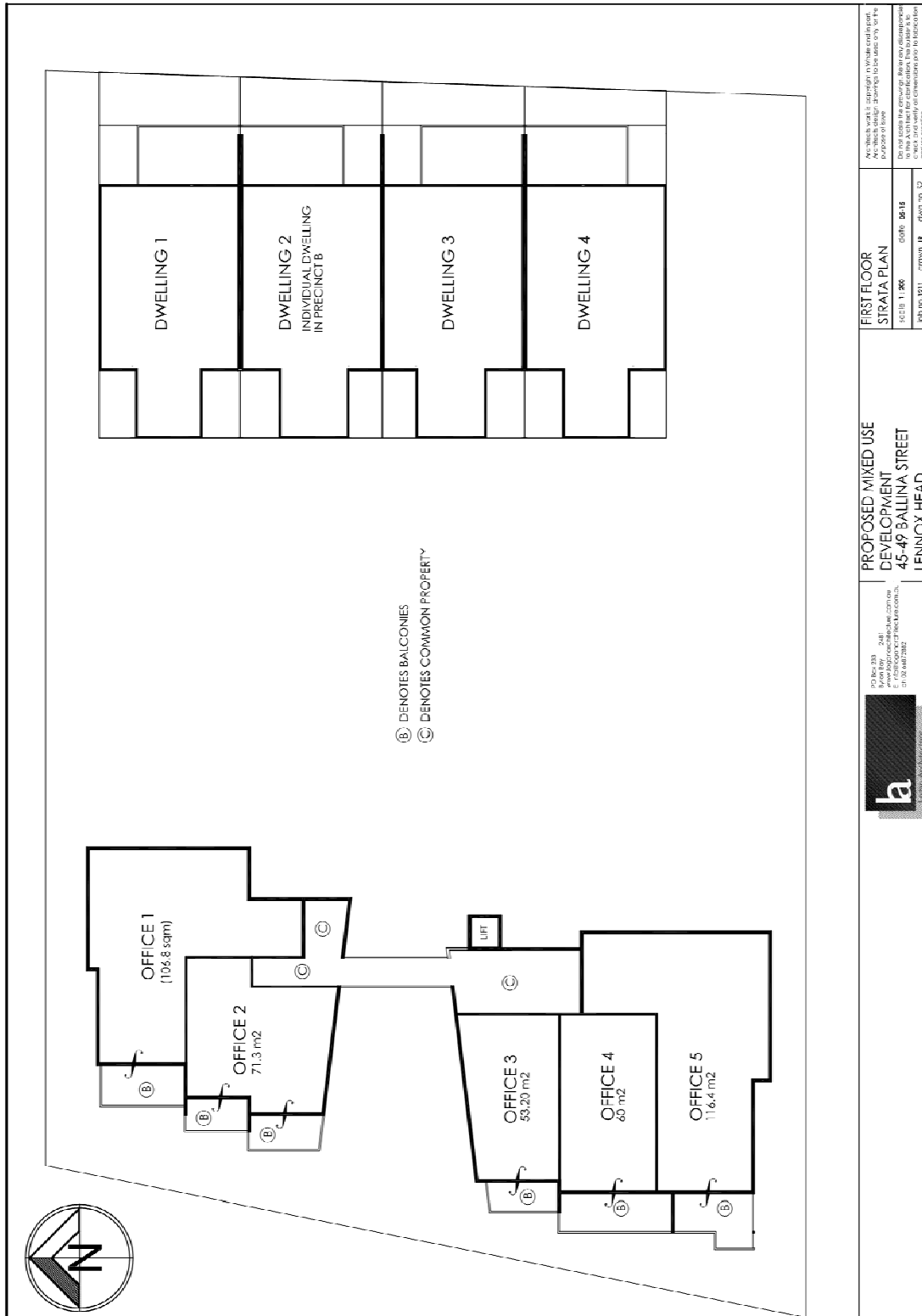
GROUND FLOOR STRATA PLAN

TO: 45/49 Ballina Street, Lennox Head NSW 2450  
 www.ballinashire.nsw.gov.au  
 02 6620 2233  
 02 6620 2234  
 02 6620 2235

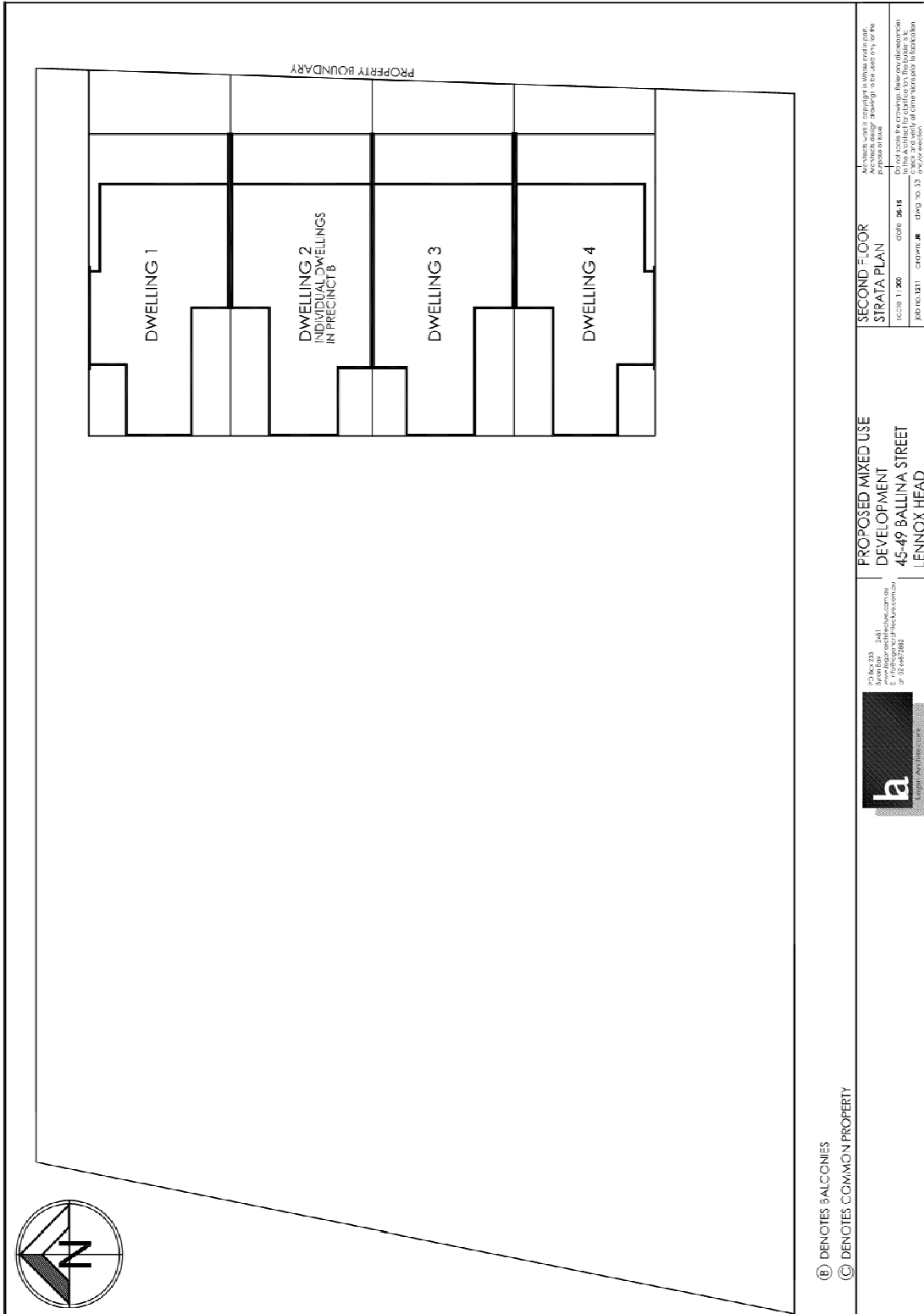


THE STRATUM OF LOTS 1-4 EXTENDS FROM 10 M BELOW TO 10M ABOVE THE GROUND FLOOR LEVEL

B DENOTES BALCONIES  
C DENOTES COMMON PROPERTY



<p>PROPOSED MIXED USE DEVELOPMENT 45-49 BALLINA STREET LENNOX HEAD</p>	<p>FIRST FLOOR STRATA PLAN</p>	<p>Pub No. 1311 - 1311 Pub No. 1311 - 1311 Pub No. 1311 - 1311 Pub No. 1311 - 1311 Pub No. 1311 - 1311 Pub No. 1311 - 1311 Pub No. 1311 - 1311 Pub No. 1311 - 1311 Pub No. 1311 - 1311 Pub No. 1311 - 1311</p>
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abn: 56 291 496 553  
6 Byron Street, PO Box 538,  
Lennox Head, NSW 2478  
Telephone: 1300 66 00 87

13 May 2015  
Our reference: 1350-171

The General Manager  
Ballina Shire Council  
PO Box 450  
BALLINA NSW 2478

Email: rodw@ballina.nsw.gov.au

Dear Sir

**RE: Development Application 2014/609 - Proposed Commercial and Shop Top Housing  
Development 45 - 49 Ballina Street, Lennox Head**

We refer to our letter of 24 April 2015 responding to the two requests that Council made of the proponent at its meeting on the 26<sup>th</sup> of March 2015. We thank Council for its more recent letter of 4 May 2015 advising in relation to outcomes from a briefing session held on 28 April 2015.

Having regard to the matters outlined in both the abovementioned letters, please accept this letter as a request to formally amend DA 2014/609 to:

- a) Remove the commercial component of the shop top housing units; and
- b) Replace the shop top housing units with dwelling houses on individual "cubic space" strata allotments.

Please find attached herewith plans which illustrate the alterations to the Dwellings and the strata plans as now proposed.

Should Council require any additional information in which to clarify any matter raised by this request to amend DA 2014/609, please feel free to contact the writer at any time.

Yours faithfully,

**PLANNERS NORTH**

**Stephen Connelly FPIA CPP**  
PARTNERSHIP PRINCIPAL  
(m) 0419 237 982  
(e) steve@plannersnorth.com.au  
Encl - Architectural and Strata Plans

1350-171 Letter to Ballina Shire Council.docx

**Sarah Carden**

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**From:** Ballina Shire Council <council@ballina.nsw.gov.au>  
**Sent:** Friday, April 24, 2015 2:13 PM  
**Subject:** Development Application 2014/609 Proposed Commercial and Shop Top Housing :  
Development 45 - 49 Ballina Street, Lennox Head  
**Attachments:** 1350-130 Letter to Ballina Shire Council.pdf

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**From:** Steve Connelly [<mailto:steve@plannersnorth.com.au>]  
**Sent:** Friday, 24 April 2015 2:06 PM  
**To:** Ballina Shire Council; Rod Willis  
**Cc:** 'Craig Watson'; 'Alan'  
**Subject:** Development Application 2014/609 Proposed Commercial and Shop Top Housing : Development 45 - 49  
Ballina Street, Lennox Head

Hi Rod

Thank you for your letter of 1st April, 2015 advising of Council's resolution at its meeting of 26 March, 2015 deferred consideration of DA 2014/609. Please find attached our clients' response.

We look forward to meeting with Councillors in a workshop style forum to discuss matters relevant to Development Application 2014/609.

Regards  
Steve

**Sarah Carden**

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**From:** sharron short <sharronmtyler@yahoo.com.au>  
**Sent:** Monday, June 08, 2015 11:58 PM  
**Subject:** Development at 45-59 Ballina Street Lennox Head

To Whom It May Concern,

**Objection to the Proposed Multi-Storey Building at**

**45-59 Ballina Street Lennox Head**

To begin, how many times is a company allowed to change plans and resubmit to Council? It seemed so strange that, in no time at all, the original plan submitted for 45-59 Ballina Street was changed, the basis being that the previous plan was thought not to be lucrative.

The following are concerns regarding the 45-59 Ballina Street development.

1. At present there is discussion of the Renewal programme to take place regarding Lennox Head. It seems to me that decentralising is of paramount importance. There is no room to expand along the strip in Ballina Street/Pacific Parade. Allowing multiple dwellings and businesses, especially in such a confined space, either end of the road, shows a great lack of forethought. Such a development will cause a huge increase in traffic congestion. One of the worst places for traffic congestion, especially during the holiday periods, is the entrance to Raynor Lane, opposite the post office. The proposed development is going to compound the situation dramatically. People are already considering the problem of lack of parking in Lennox Head, allowing the above development to go ahead will severely exacerbate the situation. Other popular tourist/holiday towns have wound up with serious traffic problems due to lack of foresight and planning. Why create problems unnecessarily?

2. Allowing the development to go ahead in its present location is going to cause serious traffic problems. I believe the idea of having the businesses front Raynor Lane has been scrapped. Thank God! Where were the cars going to park? The lane is used more by pedestrian traffic than vehicular. An increase in the number of cars using the road will result in accidents waiting to happen. Also, making the right hand turn into Rutherford Street from the lane is dangerous, visibility is compromised there. Reversing the direction of Raynor Lane was suggested but that would result in traffic emerging opposite the post office, right hand turns there in a busy season being almost suicidal. Also suggested was widening Raynor Lane so that it becomes two-way. Have those who suggested this seen the width of the lane and how little space there is between road and buildings? Who would pay for this? How much will Council have to spend to accommodate the people proposing this development? If the development is given permission to go ahead, it would be most logical to allow traffic to enter, and leave, from Ballina Street, provision for parking inside the development being a given.

3. Finally, it seems that sense prevailed and the idea of a three-storey development scrapped. Thank God. Expansion of Lennox Head is inevitable but maintaining the ethos of the village is important. Tradition is important. Estates such as Pacific Pines creating their own infrastructure, sports fields and the like, away from the village itself shows foresight, the economic burden is the responsibility of the developer, not Council. Hopefully, the same foresight becomes obvious concerning the Ballina Street development, especially in relation to traffic.

Thank you.

Sharron Short