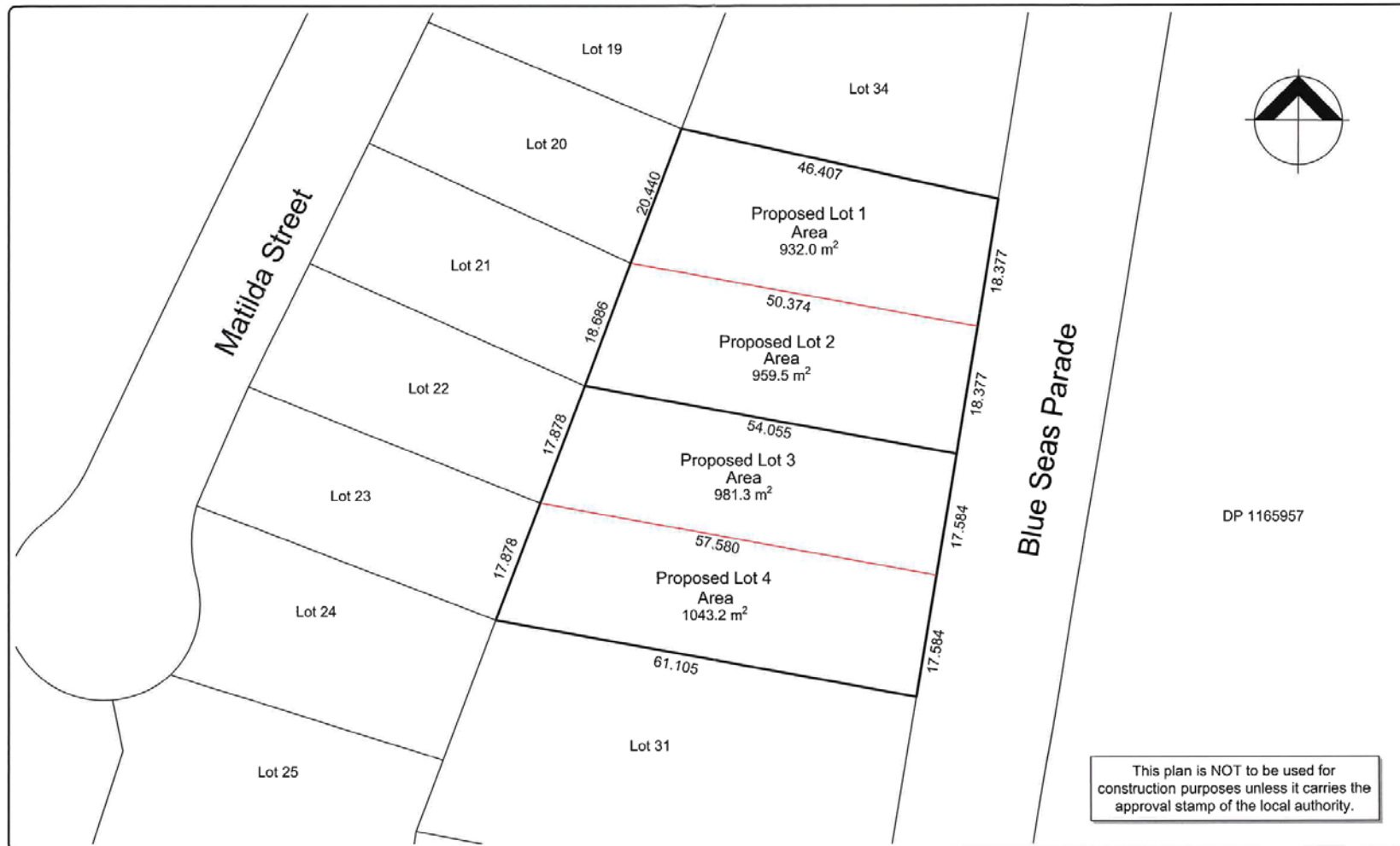


PSL 3394 / PA02 Subdivision Plan
Scale 1:1500 @ A1 / 1:3000 @ A3



This plan is NOT to be used for construction purposes unless it carries the approval stamp of the local authority.

Project: **Lot 32 & Lot 33**
DP 1168665

Do not scale drawing. Use written dimensions only
This plan is copyright © All rights reserved.

Client: Complexfield

Title: **Proposed 2 into 4**
lot subdivision

ARDILL PAYNE
ENGINEERS PLANNERS SURVEYORS
ENVIRONMENTAL PROJECT MANAGEMENT

BALLINA 45 River Street Ph. 02 6686 3280
SOUTH BRISBANE 89 Grey Street Ph. 07 3123 6675
GUNNEDAH 285 Conadilly Street Ph. 02 6742 9955
A.B.N. 51 808 558 977 e-mail: info@ardillpayne.com.au

Design	DR	Scale at A3	1:500
Drawn	AH	Datum	N/A
Date	01-07-15	Acad File	DP:1168665
Checked	DR	Approved	APP
Job No.	9999	Dwg No.	01
		Issue	

All communications to be addressed to:

Headquarters
15 Carter Street
Lidcombe NSW 2141

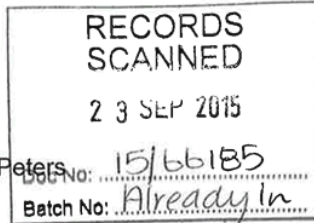
Headquarters
Locked Bag 17
Granville NSW 2142

Telephone: 1300 NSW RFS
e-mail: csc@rfs.nsw.gov.au

Facsimile: 8741 5433



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



Your Ref: 2015/377
Our Ref: D15/2323
DA15081098032 PC

ATTENTION: Anthony Peters

21 September 2015

Dear Mr Peters

Integrated Development for 33//1168665 & 32//1168665 - 51 & 53 Blue Seas Parade Lennox Head 2478

I refer to your letter dated 4 August 2015 seeking general terms of approval for the above Integrated Development in accordance with Section 91 of the 'Environmental Planning and Assessment Act 1979'.

This response is to be deemed a bush fire safety authority as required under section 100B of the 'Rural Fires Act 1997' and is issued subject to the following numbered conditions:

General Advice – consent authority to note

The RFS notes that land adjacent to the proposed lots may contain grassland that may present a bushfire hazard. Where the lots are not mapped as bushfire prone land, Council should consider assessment of future development applications against the requirements of s.79C of the Environmental Planning and Assessment Act, 1979 and AS3959 'Construction of buildings in bushfire prone areas'.

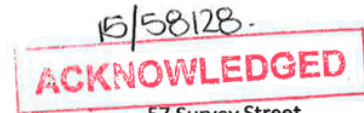
For any queries regarding this correspondence please contact Paul Creenaune on 1300 NSW RFS.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Alan Bawden', written in a cursive style.

Alan Bawden
Team Leader - Development Assessment and Planning

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.



57 Survey Street

Lennox Head 2478

Phone:66876434

19/8/15

Mr Anthony Peters
Ballina Shire Council
PO Box 450
Ballina 2478



Ref: DA 2015/377

I wish to lodge an objection to the proposed subdivision of lots 33 & 32, 51 & 53 Blue Seas Parade Lennox Head.

The Coastal Grove Development was approved after much time and input by local residents and all concerned and impacted by this development. Part of the process to gain approval was the reduction in the number of lots, including dual occupancy lots.

To now find that an application to subdivide two lots into four residential lots goes completely against the original approval.

I believe these additional lots will negatively impact on the traffic situation and safety in Blue Seas Parade and Survey Street. I also feel the steep site of the lots proposed for subdivision is not suitable for this amount of housing. I also believe if this development application is approved it will "open the door" to further application of a similar nature.

Yours sincerely,

Janene Jelfs



Peter Small
"Cassel Eden"
54 Blue Seas Pde
Lennox Head 2478
7th August, 2015
Phone 66 877 321

Mr. Anthony Peters
Ballina Shire Council
Ballina 2478
Ballina Shire Council
P.O. Box 450
Ballina. 2478

ACKNOWLEDGED
15/55980.

Your ref. D.A. 2015/377

Dear Mr. Peters

Re proposed re subdivision two lots into four lots

I would like to lodge an objection to the above. This recent development was approved with some large and some smaller in size allotments.

In my opinion it would be totally wrong of council to even consider approval. People "rate payers" purchased these larger blocks to have some space. If this application for subdivision is approved it would affect all adjoining owners, & in my opinion be totally unfair. After all Complex Field P/L have only recently purchased these blocks.

There is a principal involved as this will set a precedent.

Yours Sincerely

Peter Small

Mr. Anthony Peters
Ballina Shire Council
Ballina 2478
Ballina Shire Council
PO Box 450
Ballina 2478

Ref. DA 2015/377

Objection from:
Diva Cory
Land owner
Lot 31
55 Blue Seas Parade
Lennox Head NSW 2478

Mr. Peters

I would like to lodge an objection to DA 2015/377. For reasons as follows.

Further information is needed regarding the increased use of services (water sewage etc.) and also increased traffic flow in the Cul de sac.

We are also concerned about the effect of shading and fences that these extra houses will result in.

We are also concerned about the effect on our privacy with 4 neighbours looking on to our property.

Further concerns include the extra pressure on stormwater drainage and the effect on ours and surrounding properties.

Lastly, this proposed DA creates a different landscape to what we bought into almost half a year ago. How will these extra properties affect the space and tranquility as well as the value of our property in the future.

We are strongly opposed to this proposal.

Thanks for you time,

Diva Cory
Land owner
Lot 31
55 Blue Seas Parade
Lennox Head NSW 2478

Anthony Peters

From: coastal finance (nsw) Pty Ltd <coastalfinancensw@bigpond.com>
Sent: Wednesday, 19 August 2015 9:10 AM
Subject: DA2015/377 Objection

Attention Anthony Peters

I wish to lodge strong objection to the above proposed DA2015/377 to subdivide two residential lots into four lots for the following reasons:

After residing in Survey Street for the past 25 years & witness the subdivision called "Coastal Grove" which was objected to by a large majority of residents in Blue Seas Parade & Survey Streets at the time. This was also confirmed by the subdivision being declined by Ballina Shire Council on numerous occasions which ended in the land & environment court who confirmed the same & declined the subdivision for this land which was considered unsuitable for the amount of blocks proposed, water & environmental issues along with numerous other problems.

This subdivision was only finally approved under 3A legislation by the minister at the time Frank Sartor in state government than handed back to the council to fix the problems associated with this development .

With this history of this development further subdivision of existing blocks will only add to the hard surfaces & water issues that council will have to deal with if this DA is approved.

As a resident I know this land that is proposed to subdivide the two blocks into four, there are two natural springs located in the vicinity which will compound the problem.

The land is extremely steep in which four dwellings proposed & the unstable nature of this site will not warrant this type of development.

Please decline this propose development.

Thanking you

Yours faithfully
Terry Chandler
43 Survey Street
Lennox Head NSW 2478
0266877828

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