

From: Brian Wood <brian@unicorpcapital.com.au>
Sent: Wednesday, 29 August 2018 12:32 PM
To: Simon Scott
Subject: CM - Skennars Head Planning Proposal BSCPP 17/010

Record Number: 2018/0064120

Simon,

I have recently received your letter dated 2nd August relating to the amendment to the zoning and development controls for the above:

1. I have major concerns regarding the expansion of the Neighbourhood Commercial Area (B1). The Amendments to the proposed plans appear to be a massive increase in the size of the Area. It appears that it will be 5400 sqm. which is not required in a Village Atmosphere environment which was originally planned. I would like to know what businesses are proposed to be included in this site?
How many stories?
Why the location ?
2. The Medium Density Zoning (R3) is located in an area which is very close to Headlands estate where we reside in Killarney Cres. In my opinion the medium density sites should be pushed to the back of the development, away from the proposed roundabouts and Coast Rd. Please advise whether they will be Units?
How many Levels will be allowed?
How many units in Total will be allowed in the combined R3 areas?
What will the Car Parking requirements be?

Simon, can you also please advise me where I can get the contact details for the Councillors who will be voting on this proposal.

Thx Brian Wood.

Brian Wood
☎ 0411 852299
✉ brian@unicorpcapital.com.au
🌐 www.theloanandmortgagecompany.com.au

THE
LOAN & MORTGAGE
COMPANY

From: Deanna Wass <deannaw@y7mail.com>
Sent: Monday, 1 October 2018 4:59 PM
To: Ballina Shire Council
Cc: Councillors
Subject: planning proposal no. 17/010.

To whom it may concern

I am writing to you to express my distaste regarding the request to alter planning proposal no. 17/010 at Sharps Beach and Skennars Head

I am apposed to the request by the developer to increase increase of commercial development from 0.087ha to 1.32ha and the building height to 10m when the current building height limit for the shire is 8.5m. I also believe that shifting the location of the commercial centre south-east, would make the likely shopping centre highly visible from the coast road and would be out of character with the remaining shire coastal strip and mar the the visual outlook of one of the most scenic coastal roads in the region.

I would not be apposed to small scale single story commercial area that creates a community space with small boutique shops and cafes and parkland with trees where people can gather, however I am apposed to 3 story style panel lift strip mall with large signage, that at the end of the day simply looks tacky. Additionally there will be a commercial centre with a shopping centre at teh new epic estate, so I do not see the need for the addition of a nother supermarket. If the developer intends to build a lifeless strip mall style commercial centre similar to the attached image then I suggest that it is better suited to the rear of the development where it cannot be seen from the coast road and beach.

Myself and many other people I know are apposed to this style of development at Skennars Head as depicted below. Please do not let it happen



Warm Regards
Deanna Wass
Allens Parade
Lennox Head

From: Julie Goward <jgoward1975@gmail.com>
Sent: Monday, 1 October 2018 5:02 PM
To: Ballina Shire Council; Councillors
Subject: Planning Proposal 17/010 Skennar's Head Expansion Area

Dear Sir/Madam,

Objection to development 17/010 Skennar's Head Expansion Area

I wish to object to this proposal on the following grounds:

1. The development of a large scale commercial precinct along one of our shires most pristine coastline and landscape is not in keeping with the surrounding area. It will negatively affect the visual impact of this relatively untouched part of the Ballina shire.
2. Traffic impact - we already have an increasing amount of traffic in this area and adding more commercial area and increasing the density is going to increase the amount of traffic. We don't need traffic jams and congestion like the bigger towns and cities
3. Increase height of buildings to 10m - this will definitely have a negative impact on not only the surrounding residents but also on the general feel of Skennar's Head. The natural landscape especially from our coastline will be destroyed and is out of character with the rest of our shire.
4. We do not need another supermarket. Not only will this cause traffic issues but since we have 4 supermarkets in Ballina it will take away from those businesses.
5. Increasing to medium density housing is not only unnecessary - there is already plenty of developments occurring in this area its not like we have a housing shortage, but is out of character with the surrounding area. It also has the potential to saturate the housing market therefore having a negative affect on the already existing housing estates in the area.

Thank you for taking the time to read my objections. Please don't consider the proposed changes that has the real risk of destroying what makes this shire wonderful and envied by many.

Yours sincerely,
Julie Goward
23 Kellie Ann Crescent
Lennox Head
0400432229

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Ballina Environment Society Inc

PO Box 166 Ballina

NSW 2478 Australia

bes66@westnet.com.au



The General Manager
Ballina Shire Council

30th Sept 2018

Attn: Simon Scott
Submission from Ballina Environment Society

Re BSCPP 17/010 Skennars Head Coastal Village

Little has changed from the comments submitted July 6th 2017 by Dr Lyn Walker to the original Skennars Head Coastal Village proposal except that the major objections have become intensified with the proposed rezonings. It is as though words like environmental considerations and Coastal village have lost their meaning. This Society objections and concerns remain.

1. BES strongly objects to the proposal to make the neighbourhood –read village – complex large, bulky and highly visible from the coast road. The original proposal required the complex to sit into the environment not stand out from it. This proposal openly touts its visibility as a requirement for the success of the enlarged commercial centre.

The original did not position the neighbourhood centre on a small ridge for maximum visibility from beach and road as this one does.

This part of the coast road is highly valued for its scenic quality from whatever direction one approaches it. Read the original submissions against using traffic lights to see the strength of public opposition based on the coast road's scenic value to local and visitors alike. BES is not alone in this opposition.

We support Council's position that 10metre height be rejected.

We insist that the green belt between buildings and road be a proper buffer zone with appropriate tree plantings (littoral rainforest) to protect the development from harsh winds and erosion. In addition it will support the environmental scenic value.

We reject the plan that a commercial centre should be of such a size that it will depend upon visitors and tourists travelling on the road or to the beach to sustain it. This Society believes that such traffic will create a space that is both a through zone and additional parking for beach goers rather than a community centre. The retail demand analysis is flawed as it is not about demand but dependent upon other centres being bypassed, Epiq in particular. Should the North Creek road be connected in the future the retail demand analysis is irrelevant. Ballina with its large supermarkets, including Aldi, will be easily available.

In short, the original placement and size of the neighbourhood centre is the supported option.

2. This Society strongly rejects the R3 rezoning proposal for the original site of the neighbourhood centre. Access to such a densely settled, enclosed space is not workable and not in keeping with the whole coastland developments. We reject the other proposed R3 rezoning similarly. They are not in keeping with other coast road developments and the increase in hard surfaces that will inevitably follow will increase pressure on stormwater and drainage and thus impact on wetlands and beaches but also reduce green spaces between dwellings.
3. This Society reiterates its concern with the proposals for storm runoff and drainage. It is incorrect to assume that there will be no environmental considerations from increased density of human habitation in an area closely bound by protected wetlands and the beach. Just making pipes larger is naïve. It is our understanding that the developers have not taken responsibility of the adjacent wetlands. If true, it is unacceptable. Failure of the wetlands will have far reaching environmental consequences because of natural connectivity and of health consequences for the residents of the Skennars Head Extension. The drainage plans need to be reworked and effectiveness guaranteed by contract and significant holding deposit. The consequences of risk to beach and wetlands are too great to do otherwise.

In short we oppose the rezonings. They have not been justified.

Yours sincerely

Dr Lyn Walker
President.

02 6687 6815

From: Gayle Mccallum <gmcc2478@hotmail.com>
Sent: Saturday, 29 September 2018 7:26 AM
To: Ballina Shire Council; Councillors
Subject: Planning Proposal 17/010 - Submission on DA

My main concerns are:

- * Large increase of commercial development (0.087ha to 1.32ha) - it is sited right at the front (ocean side) of the site. Site it to the back of the development.
- * Addition of 2.92ha of medium density - this increases the number of people. Is there an increase in open space.
- * Increases the height limit of commercial buildings to 10m - it is 8.5m everywhere else in Lennox.

Regards

Gayle Mccallum
1/44 Cliff Murray Lane
Lennox Head 2478

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28 September 2018

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

Attention: Mr Simon Scott

Re: Planning Proposal 17/010 Skennars Head Expansion Area

As Council is aware, Clarence Property is currently progressing with the master planned estate at Epiq Lennox. Given our involvement with Epiq Lennox, we have reviewed the planning proposal lodged for the Skennars Head Expansion Area with specific regard to ensuring the long term planning for the area is adhered with. This point specifically relates to the scale of commercial development which is planned for the Lennox Head and Skennars Head localities.

We understand the planning proposal proposes to apply the B1 Neighbourhood Centre zone and R3 Medium Density zone to land within the Skennars Head Expansion Area, on land described as Lot 6 of DP 1225206. Specifically, the proposal involves the application of the B1 Neighbourhood Centre zone to an area of approximately 13,200m² with the development of commercial floorspace to a maximum of 5,400m² (GFA).

Clarence Property wish to clearly articulate that we do not object to the development of the Skennars Head Expansion Area. We do however wish to highlight concerns raised with the economic impact assessment lodged with the planning proposal. In this respect, Clarence Property have engaged Foresight Partners Pty Ltd to undertake a peer review of the assessment together with the peer review completed by Norling Consulting Pty Ltd.

Clearly the outcome of the peer reviews completed by Foresight Partners Pty Ltd and Norling Consulting Pty Ltd is the Skennars Head Expansion Area is not able to entertain a full line supermarket.

We seek Council's considered view of the Foresight Partners Pty Ltd assessment and further that due regard be had to the fact that Epiq Lennox has progressed from the original rezoning application and Concept Plan approval to provide for a neighbourhood scale supermarket. In fact, the application for the supermarket which is consistent with the Lennox Head Structure Plan and Council's Retail Strategy has been recommended for approval with the report issued to the Joint Regional Planning Panel. Given Norling Consulting Pty Ltd have stated the ENIA [Economic Need and Impact Assessment] is considered to be fundamentally flawed by defining a series of catchment areas that grossly exceed the proposed status of a Neighbourhood Centre and ignore the established retail hierarchy, we seek Council's support to provide for the progression of the other aspects of the planning proposal and to not support any increase in the retail land area or floor space capacity for the Skennars Head Expansion Area.

Yours sincerely

Peter Fahey
Managing Director

PO Box 1478, 2/75 Tamar St, Ballina NSW 2478
Phone 02 6686 4122 Fax 02 6686 5122 Email enquiry@clarenceproperty.com.au

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Skennars Head Planning Proposal - Copy of Submissions - 17/010

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28 September 2018

Clarence Property Corporation
 2/75 Tamar Street
 Ballina NSW 2478

Re: Skennars Head Neighbourhood Centre

Further to your request, we have received and reviewed the Retail Demand and Impact Analysis (prepared by Macroplan Dimasi, dated June 2017) and a Peer Review of Macroplan's assessment (prepared by Norling Consulting, dated June 2018).

Foresight Partners' concurs with the following conclusions of Norling Consulting's peer review in that Macroplan's Retail Demand and Impact Analysis has:

- adopted a far too extensive and overall unrealistic retail trade area; and
- as a result of this, existing and future trade area populations, visitor markets, retail expenditure potential and potential performance are significantly overstated.

However, we do not agree with Norling Consulting's recommendations of a retail centre of up to 2,500m², supporting commercial facilities of up to 1,000m² and child care centre at the Skennars Head site.

It is Foresight Partners understanding that Ballina Shire Council has completed an assessment of a Development Application for a Shopping Centre at the EPIQ development in Lennox Head, and has provided an assessment report to the Joint Regional Planning Panel for determination with a recommendation for approval.

Our key concern is the proposed development of three supermarkets within the Lennox Head/Skennars Head area. As set out below, it is highly unlikely that the defined primary trade area has the necessary retail expenditure potential to support three supermarkets. A high level assessment of demand for an additional child care centre at the proposed Skennars Head Neighbourhood Centre is also set out below.

Assessment of Retail Expenditure Potential

We have defined a primary trade area for supermarkets in the Lennox Head/Skennars Head area as shown in Figure 1 attached. By definition, the primary trade area is where the subject centre can expect to draw the majority of its trade. Table 1 sets out the forecast population and households in the defined primary trade area.

Table 1: Current and Forecast Population and Households, Primary Trade Area, 2016 to 2026

At June	2016	2021	2026
Primary TA			
Population	7,208	9,100	10,990
Occupied dwellings	2,779	3,515	4,250
Persons per dwelling	2.59	2.59	2.59

Source: ABS Census 2016, Foresight Partners estimates based on approved residential developments.



In order to determine if three supermarkets are supportable in the defined primary trade area, we used forecast households at 2026 to estimate retail expenditure potential at 2026 by commodity group (based on the ABS Household Expenditure Survey 2015-16).

Table 2 sets out the estimated retail expenditure potential of primary trade area residents by the relevant commodity groups at 2026.

Table 2: Forecast Retail Expenditure Potential by Commodity Group, Primary Trade Area, 2026 (\$mil)

	Take Home Food	Convenience Homewares & Services	Total
Primary TA (\$m)	52.2	23.3	75.5

Source: Foresight Partners estimates based on forecast household in Table 1 and ABS Household Expenditure Survey 2015-16. Note: Convenience Homewares & Services includes non-food items sold at supermarkets.

It is estimated that around 80% of Take Home Food and 20% of Convenience Homewares expenditure potential would be available to supermarkets.

Table 3 sets out estimates of the expenditure potential available to supermarkets in the primary trade area. It is estimated that around 75% of this would be captured by supermarkets in the primary trade area.

Table 3: Expenditure Potential Available to Supermarkets, Primary Trade Area, 2026

	(\$mil)
Expenditure Potential Available to Supermarkets	46.4
Captured by Supermarkets in PTA (75%)	34.8
Estimated Turnover of IGA Lennox Head ^A	4.1
Remaining Supermarket Expenditure Potential in PTA	30.8
Estimated Turnover of Full Line Supermarket at EPIQ*	29.4
Remaining Supermarket Expenditure Potential in PTA	1.4

Source: Foresight Partners estimates, ^Aassuming typical supermarket productivity levels, *Location IQ EPIQ Economic Impacts Assessment November 2016.

Based on this high level assessment, Foresight Partners' concludes that it is highly unlikely that the primary trade area would be able to support the development of a full line supermarket at EPIQ and a supermarket at the proposed Skennars Head Neighbourhood Centre. A more detailed market share and impact analysis would be required to more accurately assess the potential impacts on existing and future retail centres in the local area.

Child Care Centre

We have completed a high level analysis of demand and supply for child care places considering only long day care (LDC) centres. A supply-demand analysis of child care places is typically quantified in place days where one place available in a LDC over a week (Monday to Friday) represents a supply of five place days.

This assessment has used the main trade area as defined by Macroplan Dimasi (Map 2.1 on page 11) and Macroplan associated population projections. Macroplan's main trade area encompasses East Ballina, Skennars Head and Lennox Head.

Table 3 sets out the supply of LDC centres and the total weekly place days available in the defined main trade area. Currently, there is a total supply of 2,002 weekly place days, which will increase to 2,688 weekly days upon development of the approved LDC centre at EPIQ.



Table 3: Supply of LDC Weekly Place Days, Macroplan Dimasi Main Trade Area

Establishment	Address	Places	Weekly Place Days Available
Goodstart Early Learning Lennox Head	77 North Creek Rd	46	322
St Anne's LDC	42 Isabella Dr	76	532
Rainbow Childrens Centre	4 John Sharpe St	74	518
Goodstart Early Learning East Ballina	38-44 Links Ave	90	630
Approved LDC Centre	EPIQ, Hutley Dr	98	686
Total		384	2,688

Source: Various company websites, Foresight Partners.

Table 4 sets out the forecast demand for weekly place days in the main trade area.

Based on Macroplan's population projections, the proportion of the main trade area population aged 0-4 at the 2016 Census and typical participation and attendance rates, it is estimated that there is a current demand for 933 weekly place days in the main trade area. This is forecast to increase within population growth to 1,255 weekly place days by 2031.

Table 4: Forecast Demand for LDC Place Days, 2011 to 2031

Main Trade Area	2011	2016	2018	2021	2026	2031
Population	12,780	13,430	13,850	14,780	16,830	18,630
% aged 0-4	5.5%	5.6%	5.6%	5.6%	5.6%	5.6%
Population Aged 0-4	708	754	777	830	945	1,046
% in Childcare (LDC)	40%	40%	40%	40%	40%	40%
Children Attending LDC	283	302	311	332	378	418
Average Days/Week	3	3	3	3	3	3
Weekly Place Days Demanded	850	905	933	996	1,134	1,255

Source: Macroplan Dimasi population projections Table 2.1 p14, 2011 and 2016 ABS Census, typical LDC participation rates and average weekly attendance from report on government services prepared by the productivity commission 2016.

Table 5 sets out the supply-demand balance for LDC place days from 2016 to 2031.

Based on this preliminary assessment, there is a current oversupply of around 1,069 weekly place days. This is forecast to increase to a surplus of 1,433 weekly place days by 2031. Based on this analysis, it is concluded that there is no economic need for an additional child care centre at the proposed Skennars Head Neighbourhood Centre.

Table 5: LDC Place Day Supply-Demand Balance, 2016 to 2031

Main Trade Area	2016	2018	2021	2026	2031
Weekly Place Day Supply	2002	2002	2688	2688	2688
Weekly Place Day Demand	905	933	996	1,134	1,255
Surplus Supply	1,097	1,069	1,692	1,554	1,433

Source: Tables 3 and 4. Assumes approved LDC centre at EPIQ is developed between 2018 and 2021

Conclusion

In summary, Foresight Partners concludes that the Lennox Head/Skennars Head area could not support the development of a full line supermarket at EPIQ and a supermarket at the proposed Skennars Head Neighbourhood Centre.

Based on our preliminary analysis, there is no economic need for an additional child care centre in the area.



We trust that this letter provides the information you require. Please contact the undersigned if we can be of further assistance.

Yours sincerely,

A handwritten signature in black ink, appearing to read "J Musk".

Jordan Musk
Analyst

Figure 1: Defined Primary Trade Area





28 September 2018

Mr Simon Scott
Strategic Planner
Ballina Shire Council
PO Box 450
Ballina NSW 2478

Email: simon.scott@ballina.nsw.gov.au

Dear Simon,

**RE: SKENNARS HEAD NEIGHBOURHOOD CENTRE – SKENNARS HEAD EXPANSION AREA
(Planning Proposal 17/010)**

The Lennox Head Chamber of commerce wishes to **object** to the **scale & height** of the Neighbourhood Centre being proposed.

The location of the site is such that it only requires neighbourhood convenience services. The site is readily accessible to Ballina, Lennox (main street & Epiq supermarket). If the proposed scale of neighbourhood centre is approved and built it will impact the Lennox Village and other nearby commercial centres.

I refer to the conclusions made by Jon Norling from Norling Consulting. We support his recommendation that the Floor Space Ratio (for retail and commercial elements) be reduced to 0.4:1 so as to avoid economic impacts upon surrounding commercial centres.

The Chamber objects to the height limit being proposed of 10 metres. Firstly, all other neighbourhood commercial centres operate to a maximum height of 8.5 metres. To approve a height limit above this would be inconsistent and out of character for the area. Secondly, the site is located on an elevated parcel of land and in an area that is visually significant.

I urge council and the JRPP to seriously consider the contents of the above submission.

Sincerely,

Brad Pollard (Treasurer)

On behalf of the Lennox Head Chamber of Commerce

Planning Proposal BSC PP 17/010

Skennars Head Coastal Village

Submission from Lennox Head Residents Association, 28 September 2018.

1. LHRA strongly objects to any proposal that increases the business centre exposure to passing traffic on The Coast Road and Sharpes Beach users such as 10 metres high and 25-30 metres and towards The Coast Road
LHRA 2017 submission on this development emphasized maintaining the visual amenity of Ballina Shire residents and visitors alike.

In particular, the built environment does not draw attention from the natural environment.

Any proposal that increase the business centre's exposure to The Coast Rd and Sharpes Beach is in conflict with the values and priorities of the rest of the community whereby persistent community feedback in the Lennox Head "Wave" and Residents' Association 2015 Community Survey was "no Gold Coast."

2. The Coastal buffer zone be instated

LHRA requests that a significant coastal buffer zone (eg. Littoral Rainforest species) be established, as a requirement of this development.

There are varying opinions on the preservation of the current numbers of 20 odd year old Norfolk Pines and their heritage importance.

However the underlying message is the need for a significant buffer zone of visual softening between The Coast Road and the new built environment.

Again, this is in regards to maintaining the visual amenity of Ballina Shire residents and visitors alike.

3. Neighbourhood Village versus Shopping Centre

Under Ballina Shire Council's Strategic Plan, Alstonville and Lennox Head are identified as secondary to Ballina and are the two District Centres.

This proposal's B1 is a a) significant increase on the previous DA, size appears b) similar in size to Lennox Head business precinct, c) expecting to not comply with the standards required of other commercial centres in the shire and d) inconsistent with the notion of neighbourhood village centre.

Planning Proposal BSC PP 17/010

Skennars Head Coastal Village

Submission from Lennox Head Residents Association, 28 September 2018

The increased size is disproportionate to the Skennars Head residential area and the proposal has specified the aim to attract custom from The Coast Rd traffic and the beach by building closer to the road and 10 metres high.

LHRA is very familiar with residents' need for a sense of place from which a population forms an identity and becomes a community and the

The current coastal strip urban sprawl has put pressure on LHRA & Lennox Head Village to provide a community identity for residents as far south as Skennars Head.

It is timely that another mixed used development (a village) is built between Lennox Head and East Ballina then the residents of "Skennars Head Coastal Village" can identify with a community of its own *but* it must be proportional to the development proposed and meet all the same compliance standards required of other village precincts in the shire.

4. Timeline for business centre construction required.

Exert: Skennars Head Village Subdivision DA2017/244, Submission from Lennox Head Residents Association, 7 July 2017

Certainty of village & community facilities This DA implies such a centre will be built on two particular superlots in the future, however SL1 & SL4 are described as "future neighbourhood centre or residential sub-division" (3.6, page 32).

Therefore there is no guarantee that Skennars Head Village Residential Subdivision will "provide a village centre with a mix of uses for the daily needs of locals and visitors to the area," nor advance from a single-use urban sprawl to a multi-use village, unless neighbourhood centre facilities are made an early requirement of the development.

A local precedent is Epiq whereby developers have been required to build such facilities areas are staged throughout its development.

This Planning Proposal demonstrates the predicted rubbery nature identified LHRA's previous DA Submission whereby Superlots have been deftly changed to residential over-development and again not timeline on the upsized neighbourhood centre.

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Planning Proposal BSC PP 17/010

Skennars Head Coastal Village

Submission from Lennox Head Residents Association, 28 September 2018

5. LHRA strongly objects to any increase in lot yield (Housing Diversity Strategy)

Diversity of housing options is important; however providing adequate functional common space and neighbourhood centre must be proportionate to the quality and quantity of lot yield.

The previous proposal already provided minimal open space (eg. wetland does not equate to useable common space for residents), R2 and Superlots are now earmarked for increased yield as R3.

The proposed Housing Diversity Strategy appears to be accommodating the housing diversity shortfall for Skennars Head as well as the *entire* Ballina LGA, and the proposed changes to R3 medium density housing are merely an over-development proposal of this particular site.

Therefore, this proposal whilst implying good sustainable development ethos by increasing commercial space, residential density and *not* corresponding quality open space is extremely objectionable.

6. LHRA strongly objects to the building height change from 8.5 metre to 10 metres.

This proposal is in breach of the Ballina Council's DCP whereby the building height limit is 8.5 metres and 2 levels.

This height limit was determined after extensive community consultations and it is inappropriate to expect leniency on grounds of the pious "Housing Diversity Strategy" construct.

7. Compliance

LHRA is concerned with long term compliance because of the lack of details and sensitive nature of this Planning Proposal.

1. This subdivision is between two highly sensitive natural assets therefore the hydrology aspects require close observation by experts and protection plan is put in place.

Planning Proposal BSC PP 17/010

Skennars Head Coastal Village

Submission from Lennox Head Residents Association, 28 September 2018

2. Visual amenity is vaguely addressed and appears to be purely in the interest of the developer's potential for lots views (and profits) and attracting customers to the business centre from outside the community whilst Ballina community and visitors value on this stunning sweep of country and coastline (visual amenity) is disregarded.

A significant coastal buffer zone is required. However, evidence from other such scenarios suggests that there will be a long term need to monitoring for any loss of coastal buffer zone via selective pruning or plant deaths.

3. Village and community facilities must be made a vital priority of this subdivision and not be any elusive "future" plan.

Monica Wilcox

President, Lennox Head Residents' Association

for Lennox Head Residents' Association Sub-Committee

September 28 2018

**General Manager and Councillors
Ballina Council
Po Box 450
BALLINA NSW 2478
council@ballina.nsw.gov.au
councillors@ballina.nsw.gov.au**

Attention: Simon Scott, Strategic Planner

Re: Planning Proposal 17/010 "Skennars Head Expansion Area"

I would like to comment and make suggestions on the planning proposal for the Skennars Head Expansion Area.

I do not support the following, for reasons I will outline below:

1. To increase the size of the commercial precinct from 870sqm to 13,200sqm.
2. To increase the allowable height of the development to 10m.

I believe it is vital that the natural beauty of this area is not impacted upon by over development of this site, that is directly adjacent to the highly picturesque and popular local and tourist destination that is Skennars Head and Sharpes Beach.

To maintain the current attractiveness of this site into the future, I believe it is imperative that community accessible 'green space' is maximised.

First and foremost in my objection to this proposal is the manner in which the community consultation process has been carried out. I do not believe that the following steps, as outlined in the planning proposal 17/010 document, truly constitute adequate and effective community consultation.

- Advertisement within the Ballina Shire Advocate;
- Letters to adjoining and nearby property owners;
- Notice on Council's web site; and
- Exhibition at Council's Customer Service Centre and libraries.

Given that the area that this planning proposal effects will form a 'neighbourhood centre' / community space it is essential that the community is given the opportunity to contribute to the planning and decision making process. I believe that this is best achieved by carrying out the following.

1. The setup of a **community information booth at nearby Sharpes Beach car park** during several consecutive weekends that both informs the public regarding the nature of the planning proposal and offers community members an opportunity to complete a survey to both give feedback on the proposal and also make suggestions on what they would like this 'neighbourhood centre' to include and how it should look.

2. An advertised **community information evening / meeting** be conducted at a venue such as Lennox Head Community Centre that allows residents and stakeholders an opportunity to be fully informed about the proposal and also contribute feedback to the planning process.
3. These steps should then be followed up by an **online survey** that gathers community feedback regarding the proposal and future of this precious location in the Ballina Shire. The comments made should be transparent and able to be viewed by the community.

I believe that until a true community consultation process is completed such as outlined in this submission, Ballina Shire Council should cease further action on this planning proposal.

Regards,

Nick Mercer

19 Northumberland Drive

East Ballina

NSW 2478

From: Anthony Solman <anthonysolman@hotmail.com>
Sent: Friday, 28 September 2018 12:59 AM
To: Ballina Shire Council; Councillors
Subject: "Planning Proposal 17/010 Skennars Head Expansion Area"

"Planning Proposal 17/010 Skennars Head Expansion Area"

Dear Councillors, I am deeply concerned with the development application lodged for 17/010 Skennars Head Expansion Area, thank you for taking the time to listen to my concerns, can you please pass these concerns onto the relevant council members involved in the planning process.

I understand the need for housing as population grows but development should be done with considerable thought and respect to the magnificent coastline that we are lucky to have on our doorstep. Unfortunately for the local community I feel that this development has fallen into the wrong hands.

My concerns and objections are mainly around the positioning of the proposed commercial precinct and the height proposed for the precinct.

- The commercial precinct should not be allowed on the eastern side of the development as this will visually impact on the coastal strip.
- There are currently no other 3 story developments along our coastline in the Ballina Shire. This development would be out of character with the remaining shire coastal strip.
- A 10 metre high development will impact negatively.
- A beachside commercial precinct is not in keeping with the visual amenity of the Skennars Head landscape.
- The scenic corridor of one of the most visually prominent locations on the east coast will be destroyed.
- Medium density housing is not in keeping with the character of the Skennars Head landscape.
- Medium density housing will be able to be seen from the ocean at Sharps Beach.

Please listen and protect our beautiful coastline, there are other ways to develop.

Thank you,
Anthony Solman



Anthony Solman - VISION MEDIA
Drone Pilot - Photographer - Director
Mobile: 0411 444 223

Email: anthonysolman@hotmail.com

Website: www.visionmedia.vision



Simon Scott

From: Ian Gloor <iangloor@gmail.com>
Sent: Friday, 28 September 2018 6:33 AM
To: Ballina Shire Council; Councillors
Subject: Planning proposal 17/010

I would like to notify you of my objection to the proposed changes to this development.

In particular:

the height limit increase,

the increase in the area allocated to commercial development, and

the increase in the area allocated to medium density.

Ian Gloor
1/9 Tresise Place
Lennox Head.

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From: Cameron Piper <cameronpiper22@gmail.com>
Sent: Friday, 28 September 2018 7:16 AM
To: Ballina Shire Council; Councillors
Subject: Planning Proposal 17/010

I am writing to you today to outline my strong opposition to the recent proposed changes to the sharpes beach development application.

The addition of an exponentially larger commercial sector is completely unwarranted and unnecessary. We are not the gold coast, we are not even Lennox Head, there is no need at all for such a large shopping district when there is a whole shopping complex within a 5 minute drive. It is also right at the front of the precinct causing a huge eyesore from the road and when viewing from the beach.

There is a large increase in the amount of medium density residential living with no increase at all in open spaces set aside for recreation, this is clearly a cash grab on behalf of the developers.

The proposal wants to raise the commercial height to 10m which again is completely unnecessary in an otherwise residential area.

The developers clearly are hoping that the public would not be able to understand the new set of proposed changes that they sent out, they are vague and give away almost no detail, I have a Bachelors of Science and Masters of Research and worked as geotechnical engineer while in sydney which involved a great deal of map drawing and reading and I had trouble understanding the changes they were so vague and basic.

Clearly the developers were hoping to sneak these changes through once the first proposal was accepted.

Due to these many issues I am voicing my strong opposition to the new planning proposal in the strongest possible terms.

I hope you take these concerns and the many concerns raised by the community and reject these proposals immediately and make these developers stick to their original plans.

Regards,
Cameron Piper

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From: anthony scicluna <anthonyscicluna1@gmail.com>
Sent: Friday, 28 September 2018 7:30 AM
To: Simon Scott; Ballina Shire Council; Councillors
Cc: Jacinta Scicluna
Subject: Re Skennars Head Expansion Area Planning Proposal

Dear Sir/Madam,

I am writing in objection to the planning proposal lodged for the Skennars Head Expansion Area (BSCP17/010).

The large commercial precinct proposed adjacent to the beach is not in keeping with the visual outlook of the Skennars Head landscape. The proposed shopping centre and three storey allowance is not in line with the requirements of the LEP due to the size of the parcel of land. The proposed maximum height for buildings is beyond current height restrictions for the area.

Medium density housing is not in keeping with the landscape of the Skennars Head area. Medium density zoning allows for multi level housing creating a vast increase in traffic, congestion and parking issues. It also becomes unsightly, can be seen from the beach, south, north and west creating a negative impact.

The increase in medium density zoning appears to have increased almost ten fold in comparison to the existing land zoning. I believe there should be some compromise with developers to reduce the area allowable for this zoning in consideration of the existing neighbourhood, traffic consequences and the environment.

The proposed changes to land zoning shows increased commercial and medium density zone areas, thus increasing population in the area substantially from the existing zoning. However, there is no mention of an increase in open green space for the area. This should be a consideration if looking to consider the changes proposed, and a condition of change.

Unfortunately, developers appear to be maximising allowance for development, pushing the applications through council and state government departments, then move on to their next project, leaving behind issues that need to be dealt with in the neighbourhood for years to come.

I'm not against development, just looking for a fair compromise so that people can enjoy their living spaces without creation of unnecessary congestion, overcrowding and parking issues to name a few.

I have also heard comments from people stating that Council supports these type of developments with higher density zoning areas and small lots in order to capitalise on the maximum number of rates collectable. I truly hope the Council is not bias towards these types of developments as an exercise for revenue raising, and will listen to people's opinions and thoughts on such issues. I understand there is a process and just hope that the decision makers do seriously take the public's concerns into consideration.

I look forward to your thoughts on above and I can be contacted to discuss if required,

Regards,

Anthony Scicluna

Mob.0407243453

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From: Kai Gecso <defeyart@hotmail.com>
Sent: Friday, 28 September 2018 8:32 AM
To: Ballina Shire Council; Councillors
Subject: OBJECTION TO Proposal 17/010 AT Skenners Head

To whom it may concern

As a long term resident of Skenners head I absolutely object to the above proposal changes. I hate the original proposal also, but it seems greed won.

With regards to the new proposal;

I do not want ANY shops at Skenners head, let alone three stories. This goes against everything this town stands for and is an environmental disaster.

I do not want medium density housing, the fragile balance of this land can not carry such buildings.

I do not want any buildings over two storeys and council needs to listen very carefully to these objections.

I am just so disappointed with council of late and the things it has allowed to permit. Believe me, media are watching and we now have many contacts. National media WILL become involved if this is unacceptable and greedy proposal is approved.

Please make right choices, for our children and for our fragile environment..

Yours sincerely,

K Gecso

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Simon Scott

From: Buffy Gall <buffyv@ yahoo.com>
Sent: Friday, 28 September 2018 8:50 AM
To: Councillors; Ballina Shire Council
Subject: Planning Proposal 17/010 Skennars-Head Expansion Area

Dear Councillors and General Manager Ballina Shire Council,

As a local resident and property owner in Lennox Head I wish to object to the Planning Proposal 17/010 at Skennars Head.

We have one of the most beautiful and unique stretches of coastline and boast over 32 kilometres of pristine beaches. The uniqueness and attractiveness of our area is largely focused on its natural beauty, something that will be destroyed if this development goes ahead. I watch in horror at the amount of ongoing development across our shire, but understand that it is progress and things cannot stay the same BUT to ruin the landscape along our beachfront on the iconic Coast Road is criminal.

As such, I would like to raise the following points:

A commercial precinct is not in keeping with the visual amenity of the Skennars Head landscape along the beachfront

A 10 metre high development will impact negatively on existing residencies to the west, south and northwest. It destroys our regional look and feel and becomes more in line with developments seen on the Gold Coast. The scenic corridor is one of the most visually prominent locations on the east coast and it will be destroyed. There is no need for a supermarket to be incorporated into this site as there will be a supermarket at EPIQ, as well as the many supermarkets already available at Ballina and Lennox.

There are currently no other 3 story developments along our coastline in the Ballina Shire. This development would be out of character with the remaining shire coastal strip. Once one comes, then it opens the door to future larger size developments along our coastline.

Medium density housing is not in keeping with the character of the Skennars Head landscape.

Medium density housing will be able to be seen from the Coast Road and the ocean at Sharpes Beach.

Medium density housing will increase the amount of traffic considerably on the Coast Road. A road that is already getting so busy, most mornings and afternoons there is just a steady stream of cars. I am only waiting until the day the traffic is banked back and crawling along into Ballina (like it does from Suffolk Park into Byron). Please don't stuff it up for us!

Medium density housing belongs in the city areas, not in the regional areas.

Please don't ruin the beauty and uniqueness of our area, as the custodians of our shire, please preserve its beauty for the future.

Kind regards

Buffy Gall

9 Kell Mather Drive

Lennox Head

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From: lissa hall <etching.studio@gmail.com>
Sent: Friday, 28 September 2018 9:31 AM
To: Ballina Shire Council; councillors@ballina.nsw.gov.au
Subject: Planning proposal 17/010

To whom it concerns

I am lodging my opposition to the newest planning proposal for the Skennars Head subdivision.

My main concerns are:

* Large increase of commercial development (0.087ha to 1.32ha) - it is sited right at the front (ocean side) of the site and will be visible from the beach, ocean and passing traffic. It will do nothing to enhance our coastline, only to make it more like the Gold Coast, which is far from what local residents want. We are incredibly lucky to have such a beautiful coastline and we must do everything we can to maintain it at the highest standard and not give in to commercial/financial pressures.

* Addition of 2.92ha of medium density - obviously this increases the number of people and there doesn't seem to be a subsequent increase in open space etc. There is no indication of how many more residences this will create.

* They want to increase the height limit of the commercial to 10m - it is 8.5m everywhere else in the Lennox area. If allowed this would set a terrible precedent for future developments.

* Where was the Community consultation?

Thank you,

Melissa Wright
1/44 Stewart St, Lennox Head. 0429876601

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Simon Scott

From: Jan Punshon <janpunshon@gmail.com>
Sent: Friday, 28 September 2018 10:19 AM
To: Ballina Shire Council; Councillors
Subject: Planning Proposal 17/010 Skennars Head Expansion Area

Good Morning,

I am writing in response to the proposed changes to the above planning proposal at Skennars Head.

I wish to "voice" my disappointment in the proposed amendments relating to the following:

- Expansion of the Neighbourhood Centre from 870 m2 to approximately 13.200 m2
- **To apply a building height standard of 10m which is currently 8.5m**
- Facilitate medium density development on parts of the site through application of the R3 Medium Density Residential zone and application of a 300m2 minimum lot size standard.

It is my understanding the the Council is not in favor of extending the building height standard to 10m and **I wish to also agree** with the Council on this matter. I would be very concerned that if this proposal was approved it would set a precedent for any future planning applications. I wish to state that the shops now being proposed by the developer are quite different to the "picture" put forward by the developers when this project was first put to the local neighbourhood to "win" their support.

I am also concerned for any approval of a minimum lot size of 300m2. I have always been **concerned about the size of the lots and the number of homes with young families** that will be built on this site. It is my understanding that there is only "one" road in and out of this estate. I can envisage major problems with traffic in the future when all the children reach the age whereby they can purchase and drive a car. I have seen this happen many times in Victoria where planning for the future has not been considered and the result has been quite disastrous.

I look forward to the response by the Local Council on the above proposals by this developer and hope that every consideration is given to the concerns of the local community of Skennars Head and Lennox Head. I hope that the Council keep in mind the very "unique" and beautiful part of the NSW coast that this development is going to take place.

Kind Regards

Jan Punshon
Redford Drive Skennars Head

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From: Nigel McIntyre <nigel.mcintyre@lism.catholic.edu.au>
Sent: Friday, 28 September 2018 10:21 AM
To: councilors@ballina.nsw.gov.au; Ballina Shire Council
Subject: Planning Proposal 17/010

Dear Council,

When looking at proposal, i ask you please consider the people you serve and not the developers. Please work to enhance our village atmosphere on the coast and not turn the place into another cookie cutter suburbia. These developments risk destroying the reason people want to move here in the first place. Please do not approve the current proposal, but insist on a village type development that improves the area, not diminishes it.

Nigel McIntyre

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[Redacted]

From: David Wolff <dwolff@walterslegal.com>
Sent: Friday, 28 September 2018 11:13 AM
To: Ballina Shire Council
Cc: Councillors
Subject: Planning Proposal 17/010

Dear Sir,

I wish to object to the above proposal on 2 main grounds:

1. The large increase in the proposed commercial development area(0.087ha to 1.32 ha) which is inappropriate for the location and having regard to nearby commercial services; and
2. The addition of 2.92 ha of medium density land without any increase in open space and other amenities.

Your faithfully,

David Wolff

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Simon Scott

From: Aaron Hoffman <Aaron.Hoffman@lismore.nsw.gov.au>
Sent: Friday, 28 September 2018 1:21 PM
To: Ballina Shire Council
Subject: Submission for planning proposal 17/110

Hello,

As a resident of Lennox Head, I would like to object to certain components of the planning proposal 17/110, namely the request to modify maximum building heights.

I believe a relaxation of the agreed heights in the DCP will negatively impact development and surrounding areas and reduce the public amenity.

Thanks,

Aaron Hoffman | Investigations Engineer | Lismore City Council
PO Box 23A, Lismore, 2480 | T 02 6625 0449 | M 0427 559 513 | www.lismore.nsw.gov.au
Lismore City Council acknowledges the people of the Bundjalung Nation, traditional custodians of the land on which we work.

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Simon Scott

From: Greg Downes <gmscore@hotmail.com>
Sent: Friday, 28 September 2018 2:15 PM
To: Ballina Shire Council
Cc: Councillors
Subject: Planning Proposal 17/010 The Skennars Head Expansion Area

To whom it may concern.

I have major reservations in relation to the above DA. These are:

1. The extensive increase in the land required for commercial development (0.087ha to 1.32h). This is an overdevelopment. The positioning is adjacent to the beach side and I feel that it is unwarranted for this development.
2. An increase in medium density needs to be matched with open space.
3. The height limit must not be altered. It would create a terrible precedent.

Thank you
Greg Downes

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From: Tia Paton <tiap_65@hotmail.com>
Sent: Friday, 28 September 2018 3:20 PM
To: Ballina Shire Council; councillors@ballina.nsw.gov.au
Subject: Planning proposal 17/010 Skennars Head Expansion Area

To Whom it May Concern

I would like to voice my objection to the proposed 3 main changes made by the developers to their original development application at Aureus Skennars Head.

1. There is absolutely no need for an extra supermarket in this development when one is already planned and approved for the EPIQ estate ESPECIALLY one of this size. This would impact also on our supermarkets that are already being utilised by residents of Ballina and Lennox Head. This will also impact greatly on the residents quality of life with the increase in traffic and noise.

2. The 10 metre height wanted will impact on residences AND will visually impact on one of our greatest assets to the shire, the view coming from the north and south. We have visitors that come from interstate and overseas and the comment as we come over the rise is always "wow that view! " This view is the jewel in the crown for our shire.

3. Medium density housing will also impact greatly the character of our shire and will be an eyesore even from the beach area.

Please consider keeping our community a community and not just looking at it as a commodity. Quality not quantity.

We live in an amazingly beautiful area that needs to be preserved as much as possible while considering sustainable development.

Kind Regards
Tia Paton and Scott Crump
16 Survey Street
Lennox Head NSW 2478

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Simon Scott

From: Martin Oliver <martin.oliver2323@gmail.com>
Sent: Friday, 28 September 2018 4:45 PM
To: Ballina Shire Council
Subject: Planning Proposal 17/010 Skennars Head Expansion Area

Dear Sir / Madam,

I would like to voice my objection to this proposal for the following reasons:

- 1) A beachside commercial precinct is not in keeping with the visual amenity of the Skennars Head landscape.
- 2) A 10-metre high development will impact negatively on residencies to the west, south and northwest.
- 3) The scenic corridor of one of the most visually prominent locations on the east coast will be ruined.
- 4) There is no need for a supermarket to be incorporated into this site as there will be a supermarket at EPIQ, as well as the many supermarkets already available at Ballina and Lennox Head. The community has not been consulted about how it would like this space to be utilised, and there are more imaginative options than yet another supermarket.

Given developers' ideas around colour schemes, the probability is that the supermarket will be dominated by an unappealing and drab shade of grey.

- 5) There are currently no other 3-story developments along the Ballina Shire coastline. This development would be out of character with the remaining shire coastal strip.
- 6) Medium-density housing is not in keeping with the character of the Skennars Head landscape.
- 7) Medium-density housing will be able to be seen from the ocean at Sharps Beach.
- 8) I believe that a Master Plan for this development should be prepared under SEPP 71, and do not believe this it warranted a discretionary exemption from normal planning rules.

Yours sincerely,

Martin Oliver

12 Napier Street, Goonellabah, NSW 2480

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From: Mieke Hummel <miekehummel777@hotmail.com>
Sent: Friday, 28 September 2018 5:07 PM
To: Ballina Shire Council
Subject: Planning Proposal Skennars Head Expansion Area (17/010)

My comments regarding Planning Proposal Skennars Head Expansion Area (17/010).
The vision of intrapac developers to create a small township at Skennars Head with a large commercial feature as its visual focus and a dense number of dwellings with very little community space is in complete contrast to the coastal community I choose to live in.

Objections

- I do not support a large commercial precinct being the visual focus of this development. I believe it will be an eyesore as you drive along Coast road.
- I do not support a dense number of dwellings in this coastal area with very little community space. It will change the feel of this community. The coastal feel for which many people moved to the region for will be altered with high density housing and add significantly more traffic to the area which is already reaching capacity at the moment.
- I do not support viewing any part of the development from the beach or sharps beach carpark. The entire façade of the development should be vegetated with native coastal vegetation.
- I do not support a commercial precinct in this location and do not support a traditional style of commercial precinct in this new development.
- I do not support having one small park in the centre of the development. The buffer zone on either side of the development is just that and not enough green space to accommodate the number of dwellings in this coastal community.

Suggestions

- I support a diversity of house sizes, however the amount of community space needs to be increased dramatically to make sure the development works in such a small space. Particularly families as they should have access to a green space large enough for a game of soccer or cricket.
- I support communal gardens throughout the development to breakup the residential blocks and to encourage people to grow their own food in the Lennox head area
- I support a large open space be placed on the 130,00sqm area proposed to be commercial site. I would like to see this site set aside for farmers markets in the area. This will add value to the development if done well. It will bring tourism to the area. Farmers markets align with a large proportion of the local community that choose to live a coastal, environmentally aware lifestyle.
- I support focussing heavily on retaining the natural features of the landscape in this location. The "gateway to Ballina" is one of the most iconic and naturally beautiful in the area. Council should be supporting the community to ensure it retains some features of the coastal farm that this development will replace. I support revegetating the entire forefront and reducing the visual impact of the development for future generations.
- I support larger blocks that will enhance the coastal feel of the area instead of an inner city development placed along our pristine coast line.
- I support realistic height restrictions that will keep the area feeling like a small township and not the Gold Coast or Kingscliffe.

Regards

Mieke Hummel

From: Tim Hodgson <tim@lightouchelectrical.com.au>
Sent: Friday, 28 September 2018 5:16 PM
To: Ballina Shire Council; Councillors
Subject: Planning Proposal BSCPP 17010 Skennars Head Expansion Area

To The Manager & Ballina Councillors,

Re: Planning Proposal BSCPP 17010 Skennars Head Expansion Area

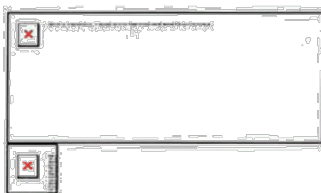
My name is Tim and I am a resident of Lennox Head and local business owner. I have a number of concerns that lead me to object the planning proposal.

- 1) Coastal zoning has not been followed; the 8.5m high buildings, and commercial zone will be disruptive to community, and our recreation and enjoyment of our coastal zones in Skennars Head.
- 2) Either 8.5m or 10m high buildings are not consistent with surrounding buildings & infrastructure.
- 3) The development zone is proposed to be right alongside the road, which is inconsistent with the neighbouring residential (low density) boundary, which is set well back from the road, providing a green space between the development and the road. Any future development should follow this boundary and also be zoned low density housing.
- 4) The residents (and future growth of residents) do not have the need for another supermarket. Ballina central is minutes away from the proposed development site featuring a heavy-industrial and packed-out supermarket and commercial precinct. We do not want to turn Skennars Head into Ballina - and either should you!
- 5) The scenic view from Sharps Beach will be destroyed.

In summary, any development that is not set well back from the road (and well back from the nature protection zone at the rear of the proposed development), is not low density housing, does not support a small amount of local business only (no franchises), and is not designed with a central focus on pedestrian and bicycle access and community gathering, is not supported by the local community of Ballina Shire.

We expect our elected representatives to represent the local community of Ballina Shire and therefore choose the option to cease further action on the planning proposal.

Regards,
Tim Hodgson
Senior Electrician
Ph: 0427 198 025



Electrical Contractor: 241833C
Solar & Battery Showroom Open Mondays 10am-4pm or by appointment
9 Centennial Circuit, Byron Bay, NSW, 2481
tim@lightouchelectrical.com.au www.lightouchelectrical.com.au

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[Redacted]

From: lynn gecso <lgecso@yahoo.com.au>
Sent: Thursday, 27 September 2018 4:48 PM
To: Ballina Shire Council
Cc: Councillors
Subject: planning proposal 17/010

to who it may concern

proposal 17/010

As a long term resident of lennox head I object to the above proposal.

I do not want shops at skennars head, let alone three stories. This goes against everything this town stands for and is an environmental disaster.

I do not want medium density housing.

I do not want any buildings over two storeys and council needs to listen very carefully to these objections.

Media will become involved, this is unacceptable.

In anticipation.

Lynn Thorndycraft

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Simon Scot

From: Zali Gecso <zgecso@yahoo.com>
Sent: Thursday, 27 September 2018 4:48 PM
To: Ballina Shire Council
Cc: Councillors
Subject: Planning proposal 17/010

To whom it may concern,

As a long term resident of lennox head I object to the above proposal.

I do NOT want shops at Skennars Head, let alone three storeys. This goes against everything this town stands for and is an environmental disaster and will have severe repercussions. Are we that lazy as a community that the five minute drive from skennars to either Ballina or Lennox is "too far" that we need shops on every naturally pristine corner? Is it not enough that 500 houses are being built on this piece of property? The residents and community of Skennars Head are in uproar. This is not ok.

Media will become involved. This is unacceptable.

With anticipation,
Zali gee

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From: Maya Nova <maya.nova53@gmail.com>
Sent: Thursday, 27 September 2018 4:45 PM
To: Ballina Shire Council
Cc: councilors@ballina.nsw.gov.au
Subject: Planning proposal 17/010

To who it may concern

As a long term resident of lennox head I object to the above proposal.

I do not want shops at skennars head, let alone three stories. This goes against everything this town stands for and its environmental disaster.

I do not want medium density housing

I do not want any buildings over two stories and council needs to listen very carefully to these objections.

Media will become involved, this is unacceptable.

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From: Blackburns@home <blackburns@mac.com>
Sent: Thursday, 27 September 2018 5:03 PM
To: Ballina Shire Council
Subject: CAUTION: Planning Proposal 17/010

Dear Council Team,

Re Planning Proposal 17/010

I would like to lodge my objection to the proposed amendments to the Aureus development at Skennar's Head.

This is a very prominent site in the visual landscape of our coast and any development scale and type needs to be very sensitive to this.

I strongly believe this is therefore NOT an appropriate location for any increase in the scale of development. An increased height limit would definitely have a negative impact on the visual amenity of this coastal area as well as setting an unwanted precedent in terms of clearly expressed community wishes to NOT increase the height limit in the Skennars/Lennox areas to allow 3 storey developments.

An increase in commercial zoning of over 10 times the original proposal is inappropriate in a sensitive location such as this-especially as it is located at the coastal side of the development. Any commercial development there will need to be visually sensitive-Neon and Brand Badge visible from the beach or coast road should not be allowed. The purpose of this commercial area is to serve the local Skennars Head community rather than to draw people from other areas. As such appropriate developments would be a Corner/General Store with bread, milk, papers and other general grocery items but NOT a full scale supermarket. A cafe would also be a suitable use.

Apart from being an eyesore from the beach and surrounds the suggested site of the increased commercial development would appear to be a huge waste of the visual amenity of the site. A commercial development is by its very nature inward looking rather than using the vista available at this site.

In terms of the increase in medium density housing, this could only be considered if the usual residential height limit is adhered to and if the scale and landscaping allowed it to nestle into the site BUT MOST IMPORTANTLY would have to be accompanied by a proportionate increased open space and shared community facilities to create a co-housing style affordable housing option. An increase in density in isolation is more likely to cause crowding of facilities and infrastructure as well as being visually jarring in a more rural landscape. In other words, the motivation behind the increase in medium density is key. Unless clear evidence of well planned evidence based practices of co-housing design are the essence of the increased medium density zone then I am OPPOSED to any increase in medium density zoning. This could not just be tokenistic measures-they would need to be thoroughly scrutinised.

In summary, I am opposed to the proposed amendments to this development and in view of this proposal feel it is very important to be extremely vigilant regarding the visual amenity of this very important coastal site. The colours and materials used in any development as well as the extent of landscaping will be key in determining the extent of visual impact. It is

important to consider allowable signage-I do not believe NEON is appropriate in rural areas.
PLEASE ENSURE THIS PROMINENT SITE AND THE COMMUNITY WHO
TREASURE IT ARE GIVEN THE RESPECT THEY DESERVE.

Regards,

Judy and Rob Blackburn

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From: Liz Griffiths <lizjohn49@bigpond.com>
Sent: Thursday, 27 September 2018 5:48 PM
To: Ballina Shire Council
Subject: Planning Proposal 17/010 Skennars Head Expansion Area"

I object to this proposal based on the following:

1. A beachside commercial precinct is not in keeping with the visual amenity of the Skennars Head landscape
2. A 10 metre high development will impact negatively on residencies to the west, south and northwest.
3. The scenic corridor of one of the most visually prominent locations on the east coast will be destroyed
4. There is no need for a supermarket to be incorporated into this site as there will be a supermarket at EPIQ, as well as the supermarkets already available at Ballina and Lennox
5. Any three storey development in such a prominent location would be completely out of character with the remaining shire coastal strip and would set an unacceptable precedent.
6. Medium density housing is not in keeping with the character of the Skennars Head landscape.

Yours faithfully

Elizabeth Griffiths

Liz Griffiths
26 Gibbon Street
LENNOX HEAD NSW 2478
Mobile: 0411 544 004

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Simon Scott

From: marilynmyers@exemail.com.au
Sent: Thursday, 27 September 2018 7:47 PM
To: Ballina Shire Council

1. A beachside commercial precinct is not in keeping with the visual amenity of the Skennars Head landscape
 2. A 10 metre high development will impact negatively on residencies to the west, south and northwest.
 3. The scenic corridor of one of the most visually prominent locations on the east coast will be destroyed
 4. There is no need for a supermarket to be incorporated into this site as there will be a supermarket at EPIQ, as well as the many supermarkets already available at Ballina and Lennox
 5. There are currently no other 3 story developments along our coastline in the Ballina Shire. This development would be out of character with the remaining shire coastal strip.
 6. Medium density housing is not in keeping with the character of the Skennars Head landscape.
 7. Medium density housing will be able to be seen from the ocean at Sharps Beach.
- Submission title - "Planning Proposal 17/010 Skennars Head Expansion Area"

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From: leighp <leighpunshon@hotmail.com>
Sent: Thursday, 27 September 2018 8:44 PM
To: Ballina Shire Council
Cc: Councillors
Subject: Planning Proposal 17/010

Good Evening,

I write to register my objection to Planning Proposal 17/010

My main concerns are:

- * Large increase of commercial development (0.087ha to 1.32ha) - which is sited right at the front (ocean side) of the site
- * Addition of 2.92ha of medium density - obviously this increases the number of people here by a lot and there doesn't seem to be a subsequent increase in open space etc.
- * I strongly object the height increases limit of the commercial to 10m - it is 8.5m everywhere else in Lennox -this sets a terrible precedent. It with further ruin the natural coastline which should be preserved not obstructed with unnecessary retail outlets.
- * there has been no Community consultation
- * no regard to traffic congestion has been taken into account. Providing a roundabout or traffic lights will not solve this issue.

Regards

Leigh Punshon

Sent from my iPhone

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High Sco

From: susi cody <scody8@hotmail.com>
Sent: Thursday, 27 September 2018 10:07 PM
To: Ballina Shire Council
Subject: Proposal no. 17/010

As a resident of Ballina shire I would not like to see it become a clone of the Gold Coast. This type of development diminishes the natural beauty of the area, which is why many people like to come here.

I believe the shire should adhere to the height restrictions already in place. Sharpes Beach does not need a commercial centre of such intensity as proposed. It should be low rise so as not to diminish the natural beauty.

I believe s natural green corridor is most appealing and appropriate for the coast road with any buildings set back from the road.

Don 't destroy what people love about this area.

Susi Cody

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From: Keryn Noach <gokizza@hotmail.com>
Sent: Thursday, 27 September 2018 4:27 PM
To: Ballina Shire Council
Cc: Councillors
Subject: DA 17/010 Shopping centre Skennars Head

I strongly object to the amendments of the original DA lodged.
We as rate payers do not want to see the height limit raised to 10 metres, this will not only set a precedent to other developments but will be an absolute eye sore from the beach.
We don't want our precious land that is left rezoned and cut up into small house blocks with no infrastructure set in place for sewerage, parking, open space, increased traffic flow, thousands of people coming to the area which cannot support them work wise.
We do not want a shopping centre at this pristine location when ballina is 7 minutes away where all the big shopping centres are.
This is a Large increase of commercial development (0.087ha to 1.32ha).
We don't want an addition of 2.92ha of medium density - this increases the proposed number of people living here.
When will our councillors realise that people come here (tourists) because this area is still pristine and not the Gold Coast. It is becoming just like the Gold Coast with all the vacant land being continually rezoned for housing. There will be no vacant rural land in another few years and no one will come here because it is just like the suburbs of sydney or Brisbane.
No more rezoning

Keryn Noach
1/22 Allens Parade
Lennox Head
0414588900

Sent from my iPhone

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From: Susan Williams <forwill@me.com>
Sent: Thursday, 27 September 2018 2:41 PM
To: Ballina Shire Council
Subject: Re:DA No: 17/010

Dear General Manager

re: an objection to the proposed changes for the above DA

I am concerned about the extra height to the shopping complex, requested in the above changes. I believe that this will increase the ugly look from the road. We need to increase the vegetation along the road instead of creating a larger concrete edifice. To increase the size is definitely not part of the original idea and should not be granted. As required by the DCP the height of the shopping centre should not be increased above 8.5 metres.

Increasing the size of this development also means that the shopping complex will add to its catchment area, which takes away from the original idea of having a village feel, where the community can meet and interact.

As far as medium density is concerned, which is another part of the requested changes, I think that this will work as long as plenty of open space and green areas are provided.

Yours faithfully

Susan Williams
26A Greenfield Road
Lennox Head NSW 2478

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From: Marika Ilic <milic@ncphn.org.au>
Sent: Thursday, 27 September 2018 4:02 PM
To: Ballina Shire Council; Councillors
Subject: Planning Proposal 17/010 Skennars Head Expansion

Dear Councillors,

I would like to submit my objection to this proposal: 17/010 Skennars Head Expansion.

I have a strong objection to council allowing commercial development at Skennars Head. In my opinion this will ruin the beautiful landscape/seascape, and Ballina shopping centres are close enough.

I also have strong concerns over the height of any development here, in particular the proposal of commercial buildings.

This planning proposal requires wide community consultation.

Kind regards,

Marika Ilic

Lennox Head Resident

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From: Bryan Fuge <bryanfuge@hotmail.com>
Sent: Thursday, 27 September 2018 9:48 PM
To: Ballina Shire Council
Subject: Comment on and Objections to BSC Planning Proposal 17/010 Skennars Head Expansion Area

Importance: High

Attention: General Manager - for Council consideration of the subject Planning Proposal.

To Ballina Council,

I have read the subject Planning Proposal in detail and am in support of much of what is proposed. However, the changes from the initial Proposal which was the subject of the very limited community consultation last year obligate me to make comment for consideration.

As is always the case with any major Proposal, the Applicant has had the time, money, advice and resources to deliver in excess of 200 pages of largely repetitive assertions couched in modern urban planning jargon. Claims that somehow 'connecting' a supermarket to the coast is good for our lifestyle are weakened by the Retail Report making it plain that revenue will only reach a peak if the supermarket wins street appeal to passers-by and surfers if it is close to the Coast Road. The rhetorical language and hollow assertions about enhancements to a Northern Rivers coastal lifestyle by a Melbourne based Developer and Sydney based Retail consultants masks the clear greed of the final Planning Proposal. As I am fully employed and do not have the money, resources, advice or time enjoyed by the Developer I'll limit my comments to just the salient issues.

Retail Space

There is simply no justification for increasing the retail space from 0.087 hectares to 1.32 hectares. The Retail Analysis Report glosses over inconvenient facts including the imminent advent of a significant shopping outlet in the Epiq Estate where at least the developer has had the common sense to position the retail outlet away from the most attractive property and views. Considering that the existing population already manages to feed and clothe itself before the Epiq shopping centre opens, the proposed increase in area in the subject Planning Proposal is utterly unjustifiable and will turn what was intended to be a housing estate into a shopping precinct. If there is any lingering doubt about this, I invite Council to re-visit the Retail Report Peer Review commissioned by Council which is specific in highlighting the flawed assumptions about demand for more retail space in the area. To quote the Peer Review, "*Due to the very significant overstatement of the trade areas and their populations, the analysis and conclusions reached by the ENIA are not considered reliable or appropriate.*" In fact, not much in the final Planning Proposal that is intended to effect significant changes from the original Proposal can be considered reliable or appropriate.

To highlight the unjustified assertions in the Proposal, I draw attention to the Developer's Consultants' claims that increased retail will provide more choice and competition will provide lower prices to Consumers. This is demonstrably untrue in the region already where prices and stock choice is not reflected in major retail outlets already in close proximity. I would more accepting of the claim of more choice if the Developer were to make an enforceable undertaking of ensuring Coles, Woolworths, IGA and

Aldi are excluded from the site to allow for more innovative and locally compatible brands. As the site is labelled as an 'anchor' in the Retail Report I doubt this will ever happen so the retail offering will simply be more of the same for the local area from the same supply chains and at the same chain controlled, pre-determined prices. More floor space like will not help anyone.

Re-locating the shopping centre to the most visible part of the site is simply intended to try to bring in more traffic from the Coast Road to make more money. The new estate does not need a 'Retail Gateway' to the estate. It will not benefit the 'looped, connected, pedestrian priority pathways' and it will be just another urban eyesore with glaring neon lights to attract (read distract) motorists and ruin the amenity that the Sharpes Beach backdrop has provided forever, both forested and cleared. I strenuously object to moving the retail site and allowing a larger retail footprint. I also thoroughly support retail in the Proposal at the scale/size and on the site originally planned to support this new community.

Jobs

The claim of creating 80 jobs needs to be examined in more detail than the Developer provides. These jobs will be the same as those allegedly attending the Ski Jump - more Baristas and attendants watching Artificial Intelligence checkouts. This is not up-skilling or providing meaningful employment for youth rather, it is a stop gap that will help transient employees make some immediate money before moving on and two days of customer service training does not represent a value add to the community.

Re-zoning

There has been much local conjecture about what building height is built in to this Planning Proposal. If in any forum or medium the height is requested to be anything over the existing allowable height for the existing approved zoning then I strenuously object to this ugly precedent being allowed by Council. The zoning is not perfect in Ballina Shire but it is enforced and at an acceptable level and building height is a key feature in making our region amenable for a quality lifestyle. Any precedent will see a flood of further requests by wealthy people to build above exiting profiles and this needs to be resisted at all costs.

The currently agreed zoning for the site, both for residential buildings and densities and retail buildings and floor space are perfectly adequate for this site. Seeking exemptions, relaxations and changes simply highlight that the Developer feels empowered to ask for changes because their town planner and retail consultants have advised that more money can be made from these changes and regardless of the jargon and buzz words about amenity, vibrancy and enhanced lifestyle, the changes will create a seaside low-end, retail-centred slum in due course. To put it bluntly, the community does not need a supermarket to help 'connect' it to Sharpes Beach.

Summary

In a spirit of full disclosure, I have every intention of investigating personal investment opportunities in the retail spaces approved and built in this new estate. Notwithstanding, this Planning Proposal is a complete departure from what had been generally understood by the Community. I am appalled at and thoroughly oppose this final Planning Proposal's presumption to be able to:

9.1 Planning Proposal - Skennars Head Expansion Area B1 and R3.DOC

- Significantly increase the retail footprint in the estate with no concrete justification or apparent new demand beyond the 400 new new dwellings and in denial of the new retail in the Epiq estate
- Change well considered and agreed Council zoning in place for the estate, again with no apparent justification other than 'get more on the site'
- Shift the eyesore supermarket to the very front of this new estate thereby destroying the probable real amenity of coastal compatible housing designs and substituting neon signs and discount advertising instead
- Claim job creation of an additional 80 new sub-skilled vacancies

I would be grateful for your consideration of my objections in your deliberations and trust you will protect the Community in your decisions.

Regards,
Bryan Fuge
13 Rainforest Way
Lennox Head

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Simon Scott

From: Laura Ellis <laudie57@gmail.com>
Sent: Thursday, 27 September 2018 4:20 PM
To: Ballina Shire Council
Subject: Planning proposal no. 17/010

I have filled in the feedback survey on your site but just in case it didn't get through or I missed something . I strongly oppose the redevelopment . I feel it would destroy the natural feel of this idyllic beachside area. It is overdevelopment in its worst
<http://scanmail.trustwave.com/?c=4991&d=kvas25Wda6opYDss4GS7H28ciduXK0QJ5RpoSUydyQ&u=http%3a%2f%2fform%2eit> would be an eye saw on the landscape. It would affect tourism in a negative way for at the moment it is an attraction , not if this is approved. Too high and too big a commercial area which is the wrong spot.Hidden a few blocks back and a lot smaller if it had to go ahead which I feel is not needed as perfect amount in area now. I understand a general store as in the original proposal would be okays it was hidden back a bit and would have looked like a house and would not have been seen from the Coast road. I understand we need some development in the area as with the original proposal but we don't have to destroy the area to do, it as we would if this was passed
Thankyou Laura Ellis

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**Mr Simon Scott
Strategic Planner
Ballina Shire Council
40 Cheery Street
BALLINA NSW 2478**

Dear Mr Scott,

Re BSCPP 17/010 Skennars Head Planning Proposal (B1 & R3)

We refer to your letter dated 2 August 2018 regarding the abovementioned proposal and the extension of time that you granted (until 28 September 2018) in which to lodge a submission.

We are long-standing residents of Skennars Head (Headlands Estate) and have some significant concerns with respect to some components of the Planning Proposal.

In opening we would pose the following fundamental question to Council, *Is the proposed rezoning consistent, or in conflict with, the DA currently before Council [DA2017/244] to be forwarded to the JRPP, which provided for a mixture of low-density and commercial zones?*

R3 Zoning

- We believe the proposed R3 Medium Density zones are too expansive and concentrated and as such would be completely of character with the adjoining residential estate that is a low density residential estate that is predominated by single dwellings and dual occupancy developments on larger residential lots.
- The concentration of R3 zoned land in the manner proposed will adversely impact the visual and residential amenity of the surrounding low density areas.
- The proposal for a large portion of the R3 zoned land to be situated at the front and in the north-eastern corner of the estate will result in a proliferation of multi dwelling and/or residential flat developments in that area which would have significant potential impacts on the local landscape and streetscape and particularly when viewed from the coastal reserve and from the Coast Road. This does not comply with SEPP No 71 (f) and would significantly affect the scenic qualities of the State's coastal environment.
- The concentration of such a large amount of R3 zoned land in the manner proposed will also create potential traffic congestion that could compromise the safety and efficiency of the local road and pedestrian networks. As is evidenced from other areas of the Shire where there are concentrations of higher density residential development, there are very high loads/demands imparted on local roads by on-street car parking (which impacts the safety and efficiency of the road and pedestrian networks) as there never appears to be enough on-site parking provided for multi dwelling housing developments.
- The amenity of the local area will also be impacted by increased noise from the increased concentration of people, traffic and services including garbage collection and transport.
- The proposal for 300m2 minimum lot size is not in keeping with the adjoining residential areas.

Should Council determine that the R3 Medium Density zoning is appropriate in the Skennars Head Expansion Area we request that it:

- Be relocated further to the west so as not to be in a visually prominent area and
- Council look at reducing the scale and concentration of the proposal.

B1 Neighbourhood Community Zone

- The change in the size of the B1 area is significant and not part of any plans provided for viewing or discussion at meetings conducted by the developers and held with the community, as it has an equal if not greater impact on the scenic qualities of the State's coastal environment and amenity for the Headlands Estate residents.
- Expansion of the B1 Neighbourhood Commercial Zone in a visually prominent location is not in keeping with the surroundings and will adversely impact on the local and broader landscape and streetscape, existing views and amenity for the Headlands Estate residents.
- This B1 proposal does not comply with SEPP No 71 (f) and would significantly affect the scenic qualities of the State's coastal environment.
- This proposal should be relocated further to the western areas of the development site so as to minimise any impact.

In support of our objection it is important to note the developers agree that the Headlands Estate "mainly comprises single detached residential dwellings". This is the nature of the existing residences that establishes the existing 'character, atmosphere, setting, streetscape, amenity, bulk, scale etc' of the Skennars Head area, particularly regarding the border area between the existing and proposed development.

The true future economic value for our area will flow from differentiating our community from other over-developed areas and maintaining a unique character and setting. This is the reason that people are attracted to this area and if we can preserve and manage it, the whole community will benefit in the future.

I trust that Council will duly consider our submission when deliberating the subject Planning Proposal.

Yours faithfully



Geoffery Wightman – 51 Waterford Parade Skennars Head 2478



Linda Wightman – 51 Waterford Parade Skennars Head 2478



Brett Bowman – 11 Waterford Parade Skennars Head 2478



Lisa Bowman – 11 Waterford Parade Skennars Head 2478

5 Fieldcrest Drive
Lennox Head NSW 2478
27th September 2018

General Manager
Ballina Shire Council
PO Box 450
Ballina NSW 2478

Dear Sir

Re: Planning Proposal 17/010

I wish to object to the proposed development as described in Planning Proposal 17/010 on the following grounds.

My grounds for objecting are that this proposal is completely out of context in regard to the development that exists along the length of The Coast Road.

Ballina Shire Council has managed to maintain the environmental features of the road along its entire length from the northern shire border to the entrance into East Ballina. In fact the road from Byron Shire as it exits Suffolk Park is one of the most scenic road trips in the area. It passes through forests, farmlands, wetlands, and coastal views until it reaches East Ballina. It is not adjacent to any commercial development and only marginally to homes for a short distance through Lennox Head.

The proposed massive development with 10m heights will completely spoil the scenic experience as you descend from the hill to the north of Sharps Beach. It is completely out of context and must not be allowed to proceed.

All that is required is a small local centre catering for local demand with Ballina being the main shopping complex similar to that originally proposed.

Yours sincerely

Malcolm Milner

Simon Scott

From: michelle shearer <mimisurf03@hotmail.com>
Sent: Thursday, 27 September 2018 1:49 PM
To: Ballina Shire Council
Subject: Submission: Planning Proposal 17/010

Dear Councillors,

We were extremely concerned to learn of amendments to above DA in Skennars Head and would like to lodge our objection and concerns.

Lennox Head is currently being developed at an unprecedented rate. The reason people love this exquisite place - residents and tourists alike - is the pristine beaches, relatively undeveloped landscapes and outstanding natural beauty. If we must think of our town's future only in economic terms then let's not kill the Golden Goose. Once that natural beauty is concreted over, it's gone forever.

Development is part of how we must grow, we understand that, but we implore Council and developers to do it sensibly without denigrating all the wonderful things we adore about our home and why people visit here. At the moment, with Epic, the water tower and this DA; it is simply too much.

Our specific concerns about Planning Proposal 17/010:

- * The large increase of commercial development (0.087ha to 1.32ha) - we do not want or need a shopping centre in this area - wholly inappropriate especially as will be sited on the ocean side of the site.
- * The addition of 2.92ha of medium density - this represents a substantial increase of people here without a substantial increase in open space.
- * An increase in the height limit of the commercial space to 10m - it is 8.5m everywhere else in Lennox. We are particularly concerned about this - a precedent that we do not want to see.
- *No community consultation.

We urge the Councillors to please listen to their community and to consider these major developments and the subsequent impacts very carefully.

We thank you in advance for your consideration.

Kind regards,

Michelle and Steve Shearer
Lennox Head Residents

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From: lismoretrophies@southernphone.com.au
Sent: Thursday, 27 September 2018 2:12 PM
To: Ballina Shire Council
Cc: Councillors
Subject: 'Planning Proposal 17/010 Skennars Head Expansion Area'

General Manager
and Councillors
Ballina Shire Council,

We are writing to Council to express our concern over the amendments to the proposed Skennars Head Development, as above.

As a general comment, we feel the Lennox is currently being designed and built by developers, most of whom do not live here, and are purely taking advantage of the beauty and unspoilt nature of Lennox and surrounds. Their objective is solely to trouser as much cash as they can before they move on to the next project. We say this because it seems that every development is being proposed or amended to cater for medium to high density housing (eg the Watertower project, and now Skennars). More lots, More people, Maximum Dollars for the developers.

Lennox should be designed by locals - we are the ones who have to live with what is left behind, and ***we are the only ones with a serious desire to protect its beauty!***

Specifically - Why should the building height be raised to 10 metres? The current limit of 8.5m was established after long and involved community consultation. Set in concrete!

Why do we need a large commercial precinct set on the roadside, clearly visually dominant from beautiful Sharpes Beach? Ballina's shopping centres aren't far away, and another is being built in the Epic estate. Makes little sense to us locals.

Whilst this email is just being written by the two of us, nearly every Lennox Local we talk to is feeling besieged. As one of our friends said to us yesterday - "Call it Paradise, and then watch it being destroyed"

We realise that the beauty of this area is such that many people want to live here - as they should. However, there is a real danger that the beauty will be exploited solely for out of town profits. We lose and "out of town" gains. Dont throw ski jumps and shopping centres onto the beach! Development must retain the ambience and natural beauty of the area. Its too rare and precious these days to lose it!

Thank you for your consideration

Brian & Lyn Pool
40 Sandstone Crescent
Lennox Head NSW 2478
02 66877170

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From: John Heaton <johnheaton56@gmail.com>
Sent: Thursday, 27 September 2018 3:10 PM
To: Simon Scott
Subject: CM - BSCPP 17/010

Record Number: 2018/0074025

I wish to raise my objections to the above Development at Skennars Headland:

1. The size of the blocks. I believe 80% are smaller than 600sqm and 45% are smaller than 475sqm. Yes, we must have a range of block sizes but this is too many too small. If the size of the blocks are this size, I can imagine the width of the roads being very narrow as well. The combination of these two aspects will create social impact issues in the future as people are living too close to one another.
2. The size of the commercial area is way too big - an increase in the original proposal from 870 sqm to 13,200sqm. This will have visual impacts from the road and beach and further take business away from established businesses in Ballina and Lennox Head.
3. The number of unit dwellings is again too many and like (1) above will create social impact issues.

Please reject the Proposal in its current form and insist the Developers submit something a bit more realistic and in keeping with the relaxed Northern Rivers lifestyle.

Regards

John Heaton
128 Platypus Drive
URALBA NSW 2477

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<BR

From: Jane Burges <janeleete@icloud.com>
Sent: Thursday, 27 September 2018 7:50 AM
To: Ballina Shire Council
Cc: Councillors
Subject: CAUTION: Fwd: Planning Proposal 17/010 Skennar's Head -OBJECTION

Sorry, autocorrect kept changing Skennar's to Skinners- I noticed the i but not the e so my apologies for the error in spelling Skennar's Head which has slipped through in my email.

Cheers,
Jane

Begin forwarded message:

From: Jane Burges <janeleete@icloud.com>
Subject: Planning Proposal 17/010 Skenner's Head -OBJECTION
Date: 27 September 2018 at 7:44:50 AM AEST
To: "council@ballina.nsw.gov.au Council" <council@ballina.nsw.gov.au>
Cc: councillors@ballina.nsw.gov.au, Jane Burges <janeleete@icloud.com>

Dear Council Team,

Re Planning Proposal 17/010

I would like to lodge my objection to the proposed amendments to the Aurora development at Skennar's Head.

This is a very prominent site in the visual landscape of our coast and any development scale and type needs to be very sensitive to this.

I strongly believe this is therefore NOT an appropriate location for any increase in the scale of development. An increased height limit would definitely have a negative impact on the visual amenity of this coastal area as well as setting an unwanted precedent in terms of clearly expressed community wishes to NOT increase the height limit in the Skenners/Lennox areas to allow 3 storey developments.

An increase in commercial zoning of over 10 times the original proposal is inappropriate in a sensitive location such as this-especially as it is located at the coastal side of the development. Any commercial development there will need to be visually sensitive-Neon and Brand Badge visible from the beach or coast road should not be allowed. The purpose of this commercial area is to serve the local skimmers head community rather than to draw people from other areas.As such appropriate developments would be a Corner/General Store with bread,milk,papers and other general grocery items but NOT a full scale supermarket. A cafe would also be a suitable use.

In fact a Corner shop should be a mandatory inclusion in all future subdivisions as they have such a positive impact on walkability and community connectedness. Once the scale increases, the sense of community is lost and replaced with a sense of commercialism. A small multipurpose community hall would be nice e.g. with ping pong table, tea and coffee making facilities, potential for playgroup and similar activities-an undercover meeting place adjacent to the recreation space- built discretely into the site.

In terms of the increase in medium density housing, this could only be considered if the usual residential height limit is adhered to and if the scale and landscaping allowed it to nestle into the site BUT MOST

IMPORTANTLY would have to be accompanied by a proportionate increased open space and shared community facilities to create a co-housing style affordable housing option. An increase in density in isolation is more likely to cause crowding of facilities and infrastructure as well as being visually jarring in a more rural landscape. In other words, the motivation behind the increase in medium density is key. Unless clear evidence of well planned evidence based practices of co-housing design are the essence of the increased medium density zone then I am OPPOSED to any increase in medium density zoning. This could not just be tokenistic measures-they would need to be thoroughly scrutinised.

In summary, I am opposed to the proposed amendments to this development and in view of this proposal feel it is very important to be extremely vigilant regarding the visual amenity of this very important coastal site. The colours and materials used in any development as well as the extent of landscaping will be key in determining the extent of visual impact. It is important to consider allowable signage-I do not believe NEON is appropriate in rural areas. PLEASE ENSURE THIS PROMINENT SITE AND THE COMMUNITY WHO TREASURE IT ARE GIVEN THE RESPECT THEY DESERVE.

With kindest regards,

Jane and Craig Leete
Lennox Head.

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From: Shaun Eastment <shauneastment@gmail.com>
Sent: Thursday, 27 September 2018 2:49 PM
To: Ballina Shire Council
Subject: DA 17/010

Dear General Manager

I wish to express my very strong concerns re the recently requested changes to DaA 17/010. My concerns are listed below.

1. The increase in commercial space.

The entire Skennars Head area has grown to the point where it needs to develop a sense of neighbourhood separate from that of Lennox Head. The community of Lennox is already fragmenting as the staff and Councillors are already aware the creation of smaller neighbourhood communities is now an essential item to be addressed by new developments to maintain social cohesion. This is a basic of current town planning.

I believe it is also possible that this increase will mainly accommodate a larger supermarket. If this is intended to accommodate a larger catchment of shoppers than just Skennars Head then it will act to reduce the chances of creating a feeling of neighbourhood for residents.

2. The increase in height.

If ever there was to be a successful argument for an increase in the height limits imposed by the DCP then it should NOT be this site.

a). It is in a residential area of low to medium density

b). It is in the front of the development and highly visible from the Coast Rd in an area prized for its low-key feel. To take this area from rural to Urban in one short step would also be contrary to the "feel" that attracts people to live in this region. The nearest town with similar housing, Lennox Head, retains a height limit of 8.5 m despite being a larger settlement.

c). The visual amenity of the drive along the Coast Rd is one of the paramount panoramas of the area. To create such a high roofline straight across the road from Sharpes Beach is more reminiscent of the Sunshine Coast, the Gold Coast or the Coastal suburbs of Sydney than of a coastal area between Ballina and Lennox.

3. The proposed extra area of medium density housing.

It is my understanding that the attraction of medium density housing is to provide low-cost accommodation. It would seem to me that no housing in this development, given its location across from Sharpes Beach could realistically sell on the market for a rate that would equate with the concept of low cost in the eyes of first home buyers or of renters.

If however this increase is to be granted then the subdivision plans need to clearly show the size and layout of the lots together with sufficient increased green space, community recreation facilities and vegetated areas that would ensure it remains a pleasant neighbourhood promoting social cohesion.

Yours
Shaun Eastment
60 Survey St
Lennox Head.

Sent from my iPad

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Simon Scott

From: Teresa Woodland <teresawoodland@rocketmail.com>
Sent: Thursday, 27 September 2018 7:57 AM
To: Ballina Shire Council
Subject: Fw: Skennars Head Development

Sent from Yahoo Mail for iPad

Begin forwarded message:

On Thursday, September 27, 2018, 7:54 am, Teresa Woodland wrote:

I am writing in regards to the proposed development changes in Skennars Head. I do not agree with the changes to height regulation nor having such extreme development - shopping centre in this most beautiful coast line and I am totally against the proposed traffic lights.

Yours sincerely,
Teresa Woodland
Suffolk Park

Sent from Yahoo Mail for iPad

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From: Ray Hirst <rayhirst44@gmail.com>
Sent: Wednesday, 26 September 2018 1:45 PM
To: Ballina Shire Council; Councillors
Subject: Proposal17/010

Dear sir's/ madam

As a home owner and rate payer in Ballina We take this opportunity to voice our objection At the above development, on the grounds that it is completely out of character with the area, we would not like to see our pristine coast line destroyed so a developer can make money ruining our area in the process Natural beauty ruined, a 10 metre high development, are you serious, medium density housing, are you serious, let's keep that for the city, not regional areas, this development would just be the start, just watch it get out of hand up and down the coast, then the areas natural beauty is gone for ever, we don't want or need a Gold Coast Type look in our shire, have you noticed the traffic now, our area couldn't cope We don't want bumper to bumper traffic Like Suffolk park to Byron, leave our iconic Coast alone develop in an area that won't Ruin what we have Regards Ray and Rayma Hirst
90 swift street Ballina

Sent from my iPhone

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From: Ben Wyeth <hello@benwyeth.com.au>
Sent: Wednesday, 26 September 2018 1:39 PM
To: Ballina Shire Council
Subject: Submission title - "Planning Proposal 17/010 Skennars Head Expansion Area"

Hi,

I would like to formally appose the current development as referenced above on the following grounds

1. A beachside commercial precinct is not in keeping with the visual amenity of the Skennars Head landscape
2. A 10 metre high development will impact negatively on residencies to the west, south and northwest.
3. The scenic corridor of one of the most visually prominent locations on the east coast will be destroyed
4. There is no need for a supermarket to be incorporated into this site as there will be a supermarket at EPIQ, as well as the many supermarkets already available at Ballina and Lennox
5. There are currently no other 3 story developments along our coastline in the Ballina Shire. This development would be out of character with the remaining shire coastal strip.
6. Medium density housing is not in keeping with the character of the Skennars Head landscape.
7. Medium density housing will be able to be seen from the ocean at Sharps Beach.

Regards

Ben Wyeth
Ballina Resident



Ben Wyeth Photography

Mobile 0456 041 331

Website www.benwyeth.com.au



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From: Kelly Floyd <kellyandnick@hotmail.com>
Sent: Wednesday, 26 September 2018 8:42 PM
To: Ballina Shire Council; Councillors
Subject: Planning Proposal 17/010 Skennars Head Expansion Area

Subject: Planning Proposal 17/010 Skennars Head Expansion Area

Dear Councillors

I write to raise my concerns with the Planning Proposal 17/010 Skennars Head Expansion Area.

A 3 storey development will be out of character with this part of the Ballina Shire coastline as there are no others along this stretch. It will stand out in an unsightly way and impact negatively on the surrounding residencies. It will not improve the character of the coastline, it will diminish it.

Medium density housing will be able to be seen from the ocean at Sharps Beach and it is not in keeping with the character of the Skennars Head landscape. Again, it will diminish the character of this part of the coastline.

As there is going to be a supermarket at EPIQ and are already numerous supermarkets some 6 km away in Ballina, along with the IGA in Lennox Head, I do not see the need for a supermarket opposite Sharpes Beach. Not only will it ruin the character of the area but it is not in keeping with the visual aesthetics of the landscape. The residents do not want a commercial precinct in this beautiful and currently unspoilt area.

We are blessed to live in such a beautiful part of the world and would like to see it stay beautiful. Developers should not be able to determine the character of the landscape and type of community we live in.

Thank you for listening to my concerns and I sincerely hope you take them on board.

Regards

Kelly Floyd
Lennox Head Homeowner

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From: Sue D <suedavie52@hotmail.com>
Sent: Wednesday, 26 September 2018 6:50 PM
To: Ballina Shire Council
Subject: Planning Proposal 17/010

To the Council. I wish to voice my concern and opposition to the above proposal at Sharp's Beach NSW. This is a totally inappropriate plan and must be rejected by the council. The developers are only concerned with maximising their profits. The proposal does not add anything of quality to the area and in fact detracts from the general look of this iconic beach and surrounding area. Traffic congestion is already over the top especially in the morning and afternoon school times and this proposal can only add to this. Large high density buildings are totally out of character and completely unnecessary. I urge council to reject this proposal.

Yours Sincerely,
Sue Davie

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From: George <siaosi45@islandstyle.net.au>
Sent: Wednesday, 26 September 2018 5:23 PM
To: Ballina Shire Council
Subject: Strenuous Objection to Skennars Head Coastal Village Development Changes

As a resident of Ballina Shire and in particular Lennox head I have to strenuously object to changes to the above development planning.
My points are

- There should be no changes allowed to the maximum building height on the Ballina Shire period but in particular to the coastal fringe. It is bad enough at 8.5 metres but increasing it to 10 metres is both absurd and objectionable
- Moving the location of the commercial centre, which will no doubt eventually include a supermarket, in a south easterly direction is again absurd particularly when it could visually and practically impact on the Coast Road, its drivers and the whole environment.
- This was promoted as a "residential" development and by increasing the "commercial zones" is totally unacceptable to me as I'm sure it will be to all the residents of Skennars Head and the surrounding areas.
- The housing planned is dense enough and trying to add on another 3ha is impractical and would be both visually and operationally offensive.

George Leslie
Lennox Head

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From: life <life@islandstyle.net.au>
Sent: Wednesday, 26 September 2018 5:22 PM
To: Ballina Shire Council
Subject: Skennars Head Coastal Village

As a resident of Lennox Head and Ballina Shire I am deeply concerned about several possible changes to the above development and wish to lodge my objections.

1. The proposed increase in height to 10m (basically 3 storeys) from the standard allowed shire-wide 8.5m (basically 2 storeys). The last thing we need is height increases along our beautiful coastline. It's the thin end of the wedge as far as height increases are concerned. We don't want to end up with our coastline looking like the Gold Coast, with skyscrapers everywhere.
2. Shifting the location of the commercial centre to the south-east - where it would probably be visible from the Coast Road - very unattractive and unnecessary - we don't want to end up with strip development along that road.
3. Significant increases in the areas zoned for commercial and medium density housing - I believe it will be overdevelopment of the site and that the infrastructure in the area will not support it.

Penelope Leslie 49 Beryl Place Lennox Head

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[Redacted]

From: Catherine Massey <CatherineMareeMas@hotmail.com>
Sent: Wednesday, 26 September 2018 4:45 PM
To: Ballina Shire Council
Subject: Re development proposal at Skennars Head opposite Sharpe's Beach

To whom it may concern,

I wish to lodge my objection to several things proposed for this development. As a resident of Headlands Estate for over the past ten years I am very disappointed that any kind of development is going ahead at all.

I am especially against a supermarket and traffic lights being approved and medium density housing with a three storey limit. A supermarket is overkill as we already have five in Ballina and a new one to be built in the EPIQ estate at Lennox Head.

A roundabout is a far better option for traffic flow at The Coast Rd and Headlands Dr.

Aesthetically multi storey development is not in keeping with the scenic beauty of Sharpes Beach.

I hope my objections will be tabled.

Regards,

Catherine Massey

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From: rossfamily6@inet.net.au
Sent: Wednesday, 26 September 2018 4:32 PM
To: Ballina Shire Council; Councillors
Subject: Planning Proposal 17/010 Skennars Head Expansion Area - Objection

I am a resident of Skennars Head and am writing to you today to express my opposition to the planning proposal for Skennars Head that is currently taking submissions. The reasons behind my opposition are as follows:

1. The proposal is wanting an increase in building height above the current Ballina Shire limit of 8.5 metres - to 10 metres. Why should a developer be able to change the height restrictions so that they can be more profitable? The height limits are set as a rule across the shire, I do not think that Intrapac should be allowed to make changes just so they can put in more units. This will impact on the residents to the south, west and north-west along with the visual amenity of a beautiful beachside location.
2. Our current infrastructure is already getting very busy. Roads are not coping and with the Epic development happening and the others within Lennox Head, there doesn't seem to be any planning for the number of vehicles that are going to be on the roads and causing traffic. This development is very close to two schools and a day care centre - all which result in already busy roads. Changing the density to a portion of the development to medium density will create more havoc on our roads and for travelling in and out of Ballina - the closest major town centre.
3. We do not need a supermarket on site. At present, there are two small IGA/Foodworks centres 4-5 kms away in both north and south directions, with Ballina town centre and shopping precinct only 9 kms away. Epic development which is 4kms away is also getting a new Woolworths supermarket. There is just no need for another large supermarket or a major retail shopping area.
4. Further to my point at 1., there are no other three storey developments in the Ballina Shire, therefore, no precedents set. It is not in keeping with the character of the area, town or shire to start building large three storey buildings.

I implore you to please block these proposed changes to the current DA, for the sake of our environment and community. We live in a beautiful part of NSW, please don't make us look like Queensland!

Kind regards

Elise Ross
0414235727

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From: Paul Josif <savvycdc@bigpond.com>
Sent: Tuesday, 25 September 2018 4:06 PM
To: Ballina Shire Council
Cc: Councillors
Subject: Objection regarding DA 2017/010

Importance: High

The General Manager,

Dear General manager and Councillors,

Please find below my formal objection to the DA 2017/010. My objection is specifically regarding:

1. the failure to undertake any substantial and independent social impact assessment of the development, the fact that this is another development proposal and explicitly part of an incremental or creeping development paradigm in our area;
2. the negative impacts and consequences of the DA if approved and constructed, on the Lennox Head area, township community and infrastructure;
3. the ad hoc nature of the DA itself, with almost arbitrary add-ons such as the building height variation (increased to 10 metres), and almost doubling of the size of the commercial area (0.087ha to 1.32ha); this is a huge area for commercial development adjacent to what is a relatively laid back beach;
4. The addition of 2.92ha of medium density housing which significantly increases the number of people and the vehicle traffic, and there doesn't seem to be any commensurate increase in open space;
5. The development lacks reference to the very special character of the area, and the need to encourage and maintain the assets that make it so attractive;
6. And finally we need to set a high benchmark for developers, not just to make money and leave us with a costly mess, but to integrate with our entire community and enhance our social and environmental assets, the consultations about the changes are too short and community engagement is inadequate.

Yours sincerely,

Paul Josif
39 Fig Tree Hill
(PO Box 279)
Lennox Head, NSW 2478

M: +61 0427 481731
E: savvycdc@bigpond.com

CC Ballina Councillors

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9.1 **Planning Proposal - Skennars Head Expansion Area B1 and R3.DOC**

25/09/2018

Andrew Gillott
52 Fig Tree Hill Drive
Lennox Head NSW 2478

To Whom it may concern,

I wish to object to the Planning Proposal 17/010 » Skennars Head Expansion Area.

I have some concerns for the beautiful stretch of land at Skennars that will be developed.

I see many issues arising, including build up of traffic, resulting in congestion. I also dispute the opinion that this proposal will not be of any scenic concern for the area.

Changing the zoning to medium density is also a major concern as this area will become over crowded.

I understand that development is important and needed but going ahead with this proposal will be to the detriment of the area.

I strongly urge you to reconsider the conditions of this proposal.

Regards

Andrew Gillott

/09/2018

Trenna Gillott
52 Fig Tree Hill Drive
Lennox Head NSW 2478

To Whom it may concern,

I wish to object to the Planning Proposal 17/010 » Skennars Head Expansion Area.

Firstly, I feel like this beachside commercial precinct has had very little community consultation and although I'm on fig tree Hill, I will be driving past Skennars Head every day and it will affect my commute and also the future standards imposed on housing.

It worries me greatly that the council would allow something like this to be developed when the community/council has worked so hard to make sure this area is in keeping with the visual amenity.

The concerns addressed in the proposal are not addressed satisfactorily when for example.

d) Suitability of the development given the context. The proposal is considered in keeping with the scale and character of surrounding development and the scenic values of the site's coastal context. **(Sorry No it's not)**

e) Any detrimental impacts on the amenity of the coastal foreshore. The proposal will facilitate the provision of commercial facilities which may be visible from the coastal foreshore, however their scale is planned to be consistent with existing built form in the area and as such is not expected to detract from the coastal amenity. The proposal is not expected to result in any significant overshadowing of the coastal foreshore. **(But it will)**

f) The scenic qualities of the NSW coast. The proposal will not significantly affect the scenic qualities of the state's coastal environment

In whose opinion is this???... I see no evidence for these claims. Of course, The proposal is going to impact the scenic value!! That can not be argued. Please explain who decides on this?

I would also like substantial evidence on why we need another shopping centre in the that area. Have proper studies been done on and community consult? For centres like Ballina IGA Ritchie's who are already struggling it would be an injustice.

What traffic impact statement has been done? I see this as a whole other problem and one that will get worse over time.

I am not completely against development and do understand the need for expansion in this area but to develop housing in medium density in this area will be like driving the outskirts of Melbourne.

It can never be changed and once developed it will be this area biggest regret. My suggestion would be to develop something that our area will be proud of, that won't compromise our beautiful coastline and isn't just about a money grab!

I look forward to your response and answers to my questions,

Regards
Trenna Gillott
0400539255

From: Karen Davis <kj.davis@bigpond.net.au>
Sent: Tuesday, 25 September 2018 6:39 PM
To: Councillors
Cc: Ballina Shire Council
Subject: Planning Proposal 17/010 Skennars Head Expansion Area

Dear Councillors and General Manager Ballina Shire Council,

As local resident and property owner in Lennox Head I wish to object to the Planning Proposal 17/010 at Skennars Head.

We have one of the most beautiful and unique stretches of coastline and boast over 32 kilometres of pristine beaches. The uniqueness and attractiveness of our area is largely focussed on its natural beauty, something that will be destroyed if this development goes ahead. I watch in horror at the amount of ongoing development across our shire, but understand that it is progress and things cannot stay the same. BUT to ruin the landscape along our beachfront on the iconic Coast Road is criminal.

As such, I would like to raise the following points:

A commercial precinct is not in keeping with the visual amenity of the Skennars Head landscape along the beachfront

A 10 metre high development will impact negatively on existing residencies to the west, south and northwest. It destroys our regional look and feel and becomes more in line with developments seen on the Gold Coast - yuck The scenic corridor of one of the most visually prominent locations on the east coast and it will be destroyed There is no need for a supermarket to be incorporated into this site as there will be a supermarket at EPIQ, as well as the many supermarkets already available at Ballina and Lennox

There are currently no other 3 story developments along our coastline in the Ballina Shire. This development would be out of character with the remaining shire coastal strip. Once one comes, then it opens the door to future larger size developments along our coastline.

Medium density housing is not in keeping with the character of the Skennars Head landscape.

Medium density housing will be able to be seen from the ocean at Sharps Beach.

Medium density housing will increase the amount of traffic considerably on the Coast Road. A road that is already getting so busy, most mornings and afternoons there is just a steady stream of cars. I am only waiting until the day the traffic is banked back and crawling along into Ballina (like it does from Suffolk Park into Byron). Please don't stuff it up for us! Medium density housing belongs in the city areas, not in the regional areas.

Please don't ruin the beauty and uniqueness of our area, as the custodians of our shire, please preserve its beauty for the future.

Kind regards

Karen Davis

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From: S & A Huddy <huddys@quikdsl.com.au>
Sent: Tuesday, 25 September 2018 7:47 PM
To: Ballina Shire Council
Subject: Planning Proposal BSCPP 17010 Skennars Head Expansion Area

Dear Ballina Shire Council

Re: Planning Proposal BSCPP 17010 Skennars Head Expansion Area

I understand that an amendment has been submitted for the development at Skennars Head (previously Dr Stewart's land)

I would like to convey my objection to any traffic lights (as I have before) and hope you stick to insisting on a roundabout.

I also would like to express my feelings that all buildings in the whole development should be no more than two storeys as is consistent with development along our Ballina coast, and that it is not good for people to be packed into tiny square meterages without consideration for open space for gathering, community activities, cycle ways and parks.

Also, coming over the hill from Lennox Head and looking down to Sharpe's Beach is one of the most gorgeous sights every morning as I drive to work, and while it will be diminished by having housing all along the western side; it would be so much worse if retail/ commercial development were anywhere near the Beach Road, and if setback were not maintained.

Ballina Fair and Central are only 5 minutes away, this development needs only a very small neighborhood centre if anything.

So please keep a significant green area along the road and no commercial area visible.

Please, Ballina Shire Council, stick with the original planning proposal.

Anna Huddy
66 Stewart St
Lennox Head 2478
Phone : 02 6687 4389
Mobile: 0412 660277
Fax: 02 6687 5224
email: huddys@quikdsl.com.au

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From: Lisa King <lisajanelennox@gmail.com>
Sent: Tuesday, 25 September 2018 1:03 PM
To: Councillors; Ballina Shire Council
Subject: Planning Proposal BSCPP 17/010 Skennars Head Expansion Area

Hi there

I have concerns about the proposed land use changes articulated in this proposal. In particular:

* Large increase of commercial development (0.087ha to 1.32ha) - do we really want a big old set of shops here, also it is sited right at the front (ocean side) of the site. This will be very visually prominent. I don't believe we need this much more commercial when the commercial development at EPIQ is considered. Some but not of this scale.

* Addition of 2.92ha of medium density - obviously this increases the number of people here by a large number and there doesn't seem to be a subsequent increase in open space etc. I understand the need for additional small scale housing but there needs to be a balance. Again some but not this much.

* They want to increase the height limit of the commercial to 10m - it is 8.5m everywhere else in Lennox and I think this is a terrible precedent. Keep it two storey please.

Thanks.

Lisa King
2/44 Stewart Street
Lennox Head

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<BR

From: Michele McMillan <michelemcmillan2@gmail.com>
Sent: Tuesday, 25 September 2018 10:46 AM
To: Ballina Shire Council
Subject: Planning proposal 17/010 Skennars Head expansion area.

1. A beachside commercial precinct is not in keeping with the visual amenity of the Skennars Head landscape
2. A 10 metre high development will impact negatively on residencies to the west, south and northwest.
3. The scenic corridor of one of the most visually prominent locations on the east coast will be destroyed
4. There is no need for a supermarket to be incorporated into this site as there will be a supermarket at EPIQ, as well as the many supermarkets already available at Ballina and Lennox
5. There are currently no other 3 story developments along our coastline in the Ballina Shire. This development would be out of character with the remaining shire coastal strip.
6. Medium density housing is not in keeping with the character of the Skennars Head landscape.
7. Medium density housing will be able to be seen from the ocean at Sharns Beach

Dear Councillors,
I wish to lodge an appeal against the development proposal at Skennars Head for the above reasons.
Thankyou Michele McMillan

Sent from my iPhone

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<BR

From: Sherrie Yeomans <sherriesslate@gmail.com>
Sent: Tuesday, 25 September 2018 4:23 AM
To: Councillors
Subject: BSCPP 17010 No to traffic lights at sharps beach.

Subject: Planning Proposal BSCPP 17010 Skennars Head Expansion Area

To The Manager & Ballina Councillors,

Re: Planning Proposal BSCPP 17010 Skennars Head Expansion Area

I am a resident of Lennox Head, I have a number of concerns that lead me to object the planning proposal.

- 1) Coastal zoning has not been followed; the 8.5m high buildings, and commercial zone will be disruptive to community, and our recreation and enjoyment of our coastal zones in Skennars Head.
- 2) Either 8.5m or 10m high buildings are not consistent with surrounding buildings & infrastructure.
- 3) The development zone is proposed to be right alongside the road, which is inconsistent with the neighbouring residential (low density) boundary, which is set well back from the road, providing a green space between the development and the road. Any future development should follow this boundary and also be zoned low density housing.
- 4) The residents (and future growth of residents) do not have the need for another supermarket. Ballina central is minutes away from the proposed development site featuring a heavy-industrial and packed-out supermarket and commercial precinct. We do not want to turn Skennars Head into Ballina - and either should you!
- 5) The scenic view from Sharps Beach will be destroyed.

In summary, any development that is not set well back from the road (and well back from the nature protection zone at the rear of the proposed development), is not low density housing, does not support a small amount of local business only (no franchises), and is not designed with a central focus on pedestrian and bicycle access and community gathering, is not supported by the local community of Ballina Shire.

Sharps beach is one of the few beaches that is naturally beautiful without anything man made to take away with the beauty that nature has provided us with. To put traffic lights and buildings as proposed would be a huge scar on the coast line and not what any locals want or need.

We expect our elected representatives to represent the local community of Ballina Shire and therefore choose the option to cease further action on the planning proposal.

Sincerely Sherrie Yeomans.

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September 24 2018

**General Manager and Councillors
Ballina Council
Po Box 450
BALLINA NSW 2478
council@ballina.nsw.gov.au
councillors@ballina.nsw.gov.au**

Re: Planning Proposal 17/010 "Skennars Head Expansion Area"

I would like to provide comments on three main points in the planning proposal for the Skennars Head Expansion Area.

1. To increase the size of the "neighbourhood centre" (i.e. commercial precinct) from 870sqm to 13,200sqm

- I do not support the expansion of the "neighbourhood centre zone" in this location for the following reasons:

- I do not support a large commercial precinct in this location
- I do not support the need for any development to be the primary focus and the forefront of this subdivision (i.e. on this ~13000sqm site)
- I would like the additional area in question, at the front of the development, to be zoned to accommodate additional green space and parkland, similar to that seen at North Wall, Ballina which has large amounts of green space around all sides of the development. I would be happy for this space to accommodate a community hall or open air space such as the "Ballina auditorium" (adjacent to the Ballina skatepark). A natural buffer zone, in addition to the parkland would be mean that the essence and character of the "farm" would be retained. It would become usable community space and add value to the community. Currently North Wall at Ballina is a good example of the use of green space
- A small commercial precinct may be better placed at the back of the development at the large superlot opposite the western buffer zone
- Additionally, I support a commercial precinct that is a contemporary, socially orientated design, an area which is multifunctional in that it allows a space for people to congregate whilst providing retail or commercial services (i.e. separate 'pods' that support small local businesses and not big business). I don't support the standard, rendered concrete "template" seen to be used traditionally in many small commercial developments (ie East Ballina shops) .

2. To increase the allowable to height of the development from 8.5m high to 10m.

- I do not support this for the following reasons:

- Increasing the height of development in this area is out character for the entire Skennars Head and Lennox landscapes and devalues the character of this coastal community
- There are no 10metre high allowable buildings along any of the coastal foreshore locations in the Ballina Shire. Allowing structures to be built at this height would set a significant precedent which has not yet been seen in the shire.
- A 10m high commercial precinct would devalue residential premises to the north, west and south west of the "commercial neighbourhood zone"

3. To change the zoning to allow 8 new additional R3 Medium density residential "super lots" to 29,250sqm of a 300m2 lot size minimum.

- I do not support the allocation of 8 new additional medium density lots.

- I believe increasing the "diversity" of house lot sizes is beneficial to the community. However an extra ~30,000sqm of medium density dwellings in addition to the already overly dense lots (currently over a third of the lots are between 450-475m and half between 476-600m) is completely inappropriate urban layout for this locality.
- I would like to request that a 2 of these superlots be zoned for parkland or community space, such as skate parks, vegetated areas or dog exercise areas.
- Council has the capacity to implement additional green space over and above the guidelines given in the LEP and in this locale, I believe this is what is required.
- An additional lots in this development should be offset with more natural buffers zones and community spaces to create a more appropriate and sustainable development which will bring more value to the community over the long term.

Additional note: I would like to note that I would like to see Council plant a natural vegetative buffer along the road edge east of the development. The development application shows small clusters of coastal vegetation which acts as 'buffer zone' between the residential area and the coast road and beach. This buffer zone is essentially a parkway and will mean that the development will be able to be seen in its entirety from the beach. An adequate natural buffer zone should be planted along the eastern side of the development and along the roadside surrounding the bike trail.

- A natural buffer zone would improve the visual amenity and value of the land for the community. Providing views of the ocean which benefits a tiny group of landholders and devalues the experience for the remainder of the community as well as visitors and tourists who will view these houses from the roadside, bike trail, beach and ocean.
- The coastal buffer would soften the look this residential subdivision
- A coastal buffer would reduce noise pollution from an ever growing roadway
- A coastal buffer zone minimizes roadside mowing, reducing costs to ratepayers over the long term
- A coastal buffer improves the biking experience for bike riders using the newly opened Ballina Bike Tourism Trail
- A coastal buffer provide protection from sun and coastal elements for bike riders using this exposed section of trail
- A coastal buffer helps to retain the character of the Skennars Head community
- A coastal buffer would improve house prices and real estate over the long term.
- A coastal buffer surrounding the bike trail would replace many of the trees and shrubs that were removed during the building of the bike trail.

A significant native vegetation buffer zone should be implemented with the aim of softening the view of this new development rather than "increasing the visual transparency of through to the pacific ocean" as stated in the Park concept plan.

Thank you,

Lee Middleton
1/25 Allens Parade
Lennox Head
NSW 2478

From: Hugh McCaffery <mc7hui@gmail.com>
Sent: Monday, 24 September 2018 4:41 PM
To: Ballina Shire Council
Subject: Re: Planning Proposal BSCPP 17010 Skennars Head Expansion Area

Dear Sir/Madam,

I am a resident and ratepayer of Lennox Head and local business owner. I have a number of concerns that lead me to object the planning proposal.

- 1) Coastal zoning has not been followed; the 8.5m high buildings, and commercial zone will be disruptive to community, and our recreation and enjoyment of our coastal zones in Skennars Head.
- 2) Either 8.5m or 10m high buildings are not consistent with surrounding buildings & infrastructure.
- 3) The development zone is proposed to be next to the coastal road, which is inconsistent with the neighbouring residential (low density) boundary, which is set well back from the road, providing a green space between the development and the road. Any future development should follow this boundary and also be zoned low density housing.
- 4) The residents (and future growth of residents) do not have the need for another supermarket. Ballina central is minutes away from the proposed development site featuring a heavy-industrial and packed-out supermarket and commercial precinct. We do not want to turn Skennars Head into Ballina - and either should you!
- 5) The scenic view from Sharps Beach will be destroyed.

In summary, any development that is not set well back from the road (and well back from the nature protection zone at the rear of the proposed development), is not low density housing, does not support a small amount of local business only (no franchises), and is not designed with a central focus on pedestrian and bicycle access and community gathering, is not supported by the local community of Ballina Shire.

We expect our elected representatives to represent the local community of Ballina Shire and therefore choose the option to cease further action on the planning proposal.

Kind Regards,
Hugh McCaffery

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From: Rebecca Richards <rebecca777ruby@gmail.com>
Sent: Monday, 24 September 2018 12:17 PM
To: Ballina Shire Council; Councillors
Subject: Planning Proposal BSCPP 17/010 Skennars Head Expansion Area

Dear Ballina Council

I would like to voice my concern regarding the development at Skennars Head, described as Planning Proposal BSCPP 17/010 Skennars Head Expansion Area.

What has been proposed is not taking into account the area that needs to be looked after and preserved as a main draw card for the area.

1. Infrastructure. Smaller lots bring more cars. In this area we have at least 3 cars to a house (impact of rental costs). What is the plan for the future, considering all other residential increases in the area? Will there be more public transport? At the moment I cannot get into work (Ballina Tamar St) before 8.20am. People starting earlier are forced to drive. With the high / school traffic already, that is a lot of cars on the road.

2. Environment. As a resident for 10 years, I have seen Sharpes Beach erode and have only seen foot and bike paths created, and a look out plus those stonea on the beach. Where is the reveg? The weeds are terribly over grown. What guarantee does Ballina council give that it will be looked after? The Ballina Bypass has not been looked after qhwn it comes to weeds. Already with the coffee van and grill van where are the extra bins? I'm picking up cups along the path every day. Not to mention the 'dog friendlies' left everywhere.

There are so many other reasons to keep the development to a minimum. Any sort of super market would surely cheapen the best view /area in Ballina. Keep it classy. Not money driven. The empty shops in Ballina and Lennox are enough to know that shops are not the best investment. This area has a vast difference in demographic. The wealthier demographic of people tend not to be here year round.

Please consider the current residents of Skennars Head. Happy to share, not to ruin.

Kind regards

Rebecca Richards
0421 017 281

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From: Michael Richards <nrfm@outlook.com.au>
Sent: Monday, 24 September 2018 12:43 PM
To: Councillors; Ballina Shire Council
Subject: Objection- Planning Proposal BSCPP 17/010 Skennars Head Expansion Area

To whom it may concern

I hereby object to the current above mentioned planning proposal for Skennars Head expansion

Whereby I have previously supported this development, I object to the unscrupulous tactic by the developer in question to market this development (18mths ago) as including a future supermarket, with the full knowledge that approval was never granted

I also object to the raising of 2 level to 3 level proposal in order to achieve further retail opportunities...it is bad enough that council have approved local business to operate in Sharpes Beach carpark, ruining the natural ambience of a beach

I sincerely hope that current counsellors were never privy to this end game tactic of a last minute approval for variation to the approved plan to satisfy the developer in question

If pending application is approved (under the radar) this Friday, then I will seek for full transparency of this historical process regarding development in question

Kind Regards

Michael Richards
Northern Rivers Facility Management
0458 777 204
nrfm@outlook.com.au
<http://www.nrfm.online>

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From: Becky Solman <beckydonegan@hotmail.com>
Sent: Monday, 24 September 2018 2:40 PM
To: Ballina Shire Council; Councillors
Subject: Planning Proposal 17/010 Skennars Head Expansion Area

Dear Councillors

I write to raise my concerns with the Planning Proposal 17/010 Skennars Head Expansion Area

Firstly there are currently no other 3 story developments along our coastline in the Ballina Shire. This development would be out of character with the remaining shire coastal strip. A 10 metre high development will be unsightly and impact negatively on surrounding residencies.

Medium density housing will be able to be seen from the ocean at Sharps Beach and it is not in keeping with the character of the Skennars Head landscape.

I think it would be totally inappropriate to incorporate a supermarket into this development as there will be one at EPIQ, along with the many other supermarkets available a mere 6 kilometres down the road in Ballina and the one in Lennox Head. The residents of Skennars and Lennox Head do not want a commercial shopping centre opposite Sharpes Beach. A beachside commercial precinct is not in keeping with the visual amenity of the Skennars Head landscape.

We are privileged to live in such a beautiful part of the Norther Rivers and developers should not be able to change the character of the landscape and decide the type of community we live in.

Thank you for taking onboard my concerns.

Regards

Becky Solman
Lennox Head Homeowner

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From: Hélène Gatland <helene.gatland@gmail.com>
Sent: Monday, 24 September 2018 5:24 PM
To: Ballina Shire Council; Councillors
Subject: Proposal BSCPP 17/010 Skennars Head Expansion Area

Dear councillors,

I live in Lennox Head and often go to Skennars Head for a swim and I love the village feeling it has. I really hope the new development will allow to keep the beautiful atmosphere in this little town. As a result, I take this opportunity to write to you some of my concerns re this development. Thank you so much for taking the time to read them.

1. I would like to not see any commercial building from the beach to keep the beautiful landscape we have at the moment.
2. I am concerned about a 10 metre high development in this area and think it is not usefull.
3. I believe the character of the Skennars Head landscape is not really done for a medium density housing.

Regards
Helene Gatland

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From: Jan Webster <janbill6@hotmail.com>
Sent: Sunday, 23 September 2018 5:39 PM
To: Ballina Shire Council
Subject: "Planning Proposal 17/010 Skennars Head Expansion Area"

A beachside commercial precinct is NOT in keeping with the visual amenity of the Skennars Head landscape- there are plenty of supermarkets in Ballina,Lennox and one planned for EPIQ. The scenic corridor is one of the most visually prominent locations on the East Coast and I think we could do much better in protecting this one only asset.

This proposed 3 story development would be so out of character with the remaining coastal strip, it has to be wrong on so many counts- The decisions you as a council make now at this point in time will be remembered long after yourselves. We have one chance to get this right -let me urge you not to be copy cat Gold Coast.(after all this is the reason so many QLD numberplates are here).

As Council has already placed a roundabout at the bottom of the hill at Boulders- surely another roundabout would be a better idea at this difficult intersection-- better still open up Nth Creek Rd and direct most of the bottleneck traffic into Ballina -- along it's way without further congestion at this place.

Sincere Concerned resident (for the last 40 yrs) Jan Webster

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From: Donna and David Atlee <texas_8@hotmail.com>
Sent: Sunday, 23 September 2018 10:26 AM
To: Ballina Shire Council; Councillors
Subject: Skennars Head

Dear Local Council and Councillors,

I do not support a beachside commercial precinct is not in keeping with the visual amenity of the Skennars Head landscape. It is not the reason people in this area live here. Yes we need progress, however people live here to live in a regional area. This is not the Gold Coast or the Sunshine nor do we want to become one. Please listen to the community and not developers. We elect you to speak up for US on public issues and not yourself. A 10 metre high development will impact negatively on residencies to the west, south and northwest. Sharpes beach with this development will change the face of this pristine area for the worst. We like dirt parking. Not paving everything. There is no need for a supermarket to be incorporated into this site as there will be a supermarket at EPIQ, as well as the many supermarkets already available at Ballina and Lennox. This amount of residential and apartment blocks is not necessary this close to the beach. Don't change our area to get more rate money. Listen to what the locals want.

Kind regards
Donna Atlee

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From: Alice Moffett <alice@selfseed.com.au>
Sent: Sunday, 23 September 2018 11:09 AM
To: Ballina Shire Council; Councillors
Subject: Planning Proposal BSCPP 17010 Skennars Head Expansion Area

To The Manager & Ballina Councillors,

Re: Planning Proposal BSCPP 17010 Skennars Head Expansion Area

My name is Alice and I am a resident of Lennox Head and local business owner. I have a number of concerns that lead me to object the planning proposal.

- 1) Coastal zoning has not been followed; the 8.5m high buildings, and commercial zone will be disruptive to community, and our recreation and enjoyment of our coastal zones in Skennars Head.
- 2) Either 8.5m or 10m high buildings are not consistent with surrounding buildings & infrastructure.
- 3) The development zone is proposed to be right alongside the road, which is inconsistent with the neighbouring residential (low density) boundary, which is set well back from the road, providing a green space between the development and the road. Any future development should follow this boundary and also be zoned low density housing.
- 4) The residents (and future growth of residents) do not have the need for another supermarket. Ballina central is minutes away from the proposed development site featuring a heavy-industrial and packed-out supermarket and commercial precinct. We do not want to turn Skennars Head into Ballina - and either should you!
- 5) The scenic view from Sharps Beach will be destroyed.

In summary, any development that is not set well back from the road (and well back from the nature protection zone at the rear of the proposed development), is not low density housing, does not support a small amount of local business only (no franchises), and is not designed with a central focus on pedestrian and bicycle access and community gathering, is not supported by the local community of Ballina Shire.

We expect our elected representatives to represent the local community of Ballina Shire and therefore choose the option to cease further action on the planning proposal.

Alice

Alice Moffett
Co-founder & Manager - Light Touch Solar & Electrical
Consultant - Self Seed
0431 649 091
www.lighttouchelectrical.com.au
www.selfseed.com.au



From: Sally Petrie <sallykpetrie@gmail.com>
Sent: Sunday, 23 September 2018 4:20 PM
To: Ballina Shire Council; Councillors
Subject: Planning Proposal 17/010 Skennars Head Expansion Area

I have grave concerns for all three aspects of the changes to the development application - namely increasing the size of the neighbourhood centre, increasing the allowable height of the commercial area, and changes to medium density.

I feel all three will have a detrimental impact on the psychological well being of existing residents in Skennars Head, a negative impact on the visual landscape, and set an unwanted precedent for future high rise development on the coastal pathway.

My husband and I have been rate payers in the Ballina Shire since 1982, and I have been a business owner in the Shire for 25 years. I consider myself to be well informed in current local opinions which are in keeping with my objections.

Yours

Mrs Sally Petrie
Mr Forfar Petrie

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7 September 2018

Simon Scott
Strategic Planner
Strategic & Community Facilities Group

Dear Mr Scott,

I write to express our objection to the amendment to the zoning and development controls that apply to land within the Skennars Head Expansion Area.

As you would be aware, the Headlands Estate is a dormitory settlement nestled between Ballina and Lennox Head. As such the area has a particular lifestyle which is free from bottle shops, excessive traffic and the general congestion that accompanies inner city living. Those who have chosen to live here have done so because they did not choose to live in the town of Ballina or of Lennox Head. The expansion of the neighbourhood commercial area will significantly impact on the nature and lifestyle of this area, increasing traffic, noise, rubbish and congestion. This will have a considerable impact on the wellbeing of the existing residents.

The location of a suburb of the proposed development site, with its proposed increased density (to medium density zoning) and increased commercial space is not in keeping with the area. The size of the expansion is not supported by infrastructure and will place undue stress on the coastal ecosystems.

We strongly object to this amendment to what was originally proposed and accepted by council. This is deceptive and underhanded in attempting to deceive the local community.

Yours Faithfully,

Ms Leanne McFadden

Mr Peter Flannery

Mr Luke Melenhorst

Mrs Sharon Melenhorst

Contact:

Ms Leanne McFadden
10 Isabella Drive
Skennars Head
NSW, 2478

0266874014

0416 069 131

6th September 2018

S. Prince & E. Mc Girr

18 Killarney Crescent

Skennars Head.

The General Manager

Ballina Shire Council

Re: BSCPP 17/010 Skennars Head Planning Proposal (B1 & R3)

Dear Sir,

With regard to the above mentioned Planning Proposal,

We fully support the proposed enlargement of the B1 commercial area.

A similar sized area was set aside for commercial purposes in the existing Headlands subdivision plan but this failed to generate development interest and the set aside area has been subsequently rezoned.

The proposed 1.32 Ha area would allow for provision of the services need in the combined existing and planned development.

The currently allocated 870m² is clearly an insufficient area for commercial services for the Skennars Head area.

We are opposed to an increase in the height limit in the proposed enlargement of the B1 commercial area.

A 10m height limit is not in keeping with the existing building height in the area.

A building of this height would be the most prominent feature in the coastal landscape and would create an unwanted and dangerous precedent for future coastal development.

We are not opposed to the inclusion of the proposed R3 areas in the Proposal.

Yours Faithfully



Stephen Prince



Ellen McGirr

From: Development and Environmental Health Group Support Staff
Sent: Tuesday, 4 September 2018 11:36 AM
To: Simon Scott
Subject: CM - FW: Skennars Head Expansion Area (BSCPP 17/010), currently on exhibition.
Attachments: Submission on re-zoning.docx

Record Number: 2018/0065779

From: steve lewis [mailto:steve.lewis7@hotmail.com]
Sent: Monday, 3 September 2018 2:53 PM
To: Development and Environmental Health Group Support Staff; Ballina Shire Council
Subject: Skennars Head Expansion Area (BSCPP 17/010), currently on exhibition.

We wish to make a submission, by way of objection, to the Planning Proposal for the Skennars Head Expansion Area (BSCPP 17/010), currently on exhibition. Please also see the attachment.

Please note: We have had meetings with Neighbors and have sent the same or very similar letter attached as we agreed with it's contents.

Steve and Sue's Lewis's Summery:

1. This project could be of great benefit to the local community if done correctly. If done correctly it could also be of value to current residence in the form of increased property values. However, this will not be likely if this current submission is approved.

If this current submission is approved there's no going back, our beautiful environment will be changed forever!

2. It has become very clear from this new submission that the developers appears to have NO concern for the existing residents or in preserving our beautiful way of life and our environment. Their only concern seems to be for profit. This submission is nothing like what the developers talked about at the meetings with residence.

3. If this development is allowed as per this current proposal it will change the whole beauty and the way of life in the Ballina to Lennox Head area forever. It will become more like living back in Sydney or another capital city, which is the whole reason people move away from there to live here. We don't want to turn this wonderful environment into a western Sydney suburbia or similar! Please don't let our beautiful region be destroyed for the sake of corporate greed. There is enough of that going on around the world, so please Ballina Council don't become part of that greed.

4. Can council honestly believe that this submission is nothing more than a grab for money with no honest concern for environmental impact or for existing residents. Is this just a very nice SALES pitch, has there been any real science/research behind any of this developers claims that it will be beneficial for the community? We think not!

We look forward to a reply to this email.

Yours Sincerely

Steve and Sue Lewis

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Planning Proposal – Skennars Head Coastal Village – Submission / Objection

August 20, 2018

We wish to make a submission, by way of objection, to the Planning Proposal for the Skennars Head Expansion Area (BSCPP 17/010), currently on exhibition.

In Summery:

- 1. It has become very clear from the new submission that the developers have NO concern for the existing residents or in preserving our beautiful way of life and our environment. There only concern is for profit.**
- 2. If this development is allowed as per this current proposal it will change the whole beauty and the way of life in the Ballina to Lennox Head area. It will become more like living back in Sydney or another capital city, which is the whole reason people move to this beautiful area. We don't want to turn this wonderful environment into a western Sydney suburbia or similar! Please don't let our beautiful region be destroyed for the sake of corporate greed. There is enough of that going on around the world, so please Ballina Council let's not become part of that greed.**
- 3. The submission is nothing more than a grab for money with no honest concern for environmental impact or for existing residents. It's a very nice SALES pitch with no real science/research behind any of this developers claims.**

Objective of our submission:

- We would ask Council to seriously consider the need for all of the changes proposed – i.e. the need for such an increase in size for both the Neighbourhood Centre and the R3 zones;
- Should Council decide that medium density is needed in both the Shire in general and the Skennars Head Expansion Area in particular, then we would ask that Council look at reducing the scale of the proposal;
- If there is to be a particular reduction in the proposed zones, we would ask that the R3 area near Headlands Drive, closest to the existing residents, be deleted from the proposal.

Overview:

1

Planning Proposal – Skennars Head Coastal Village – Submission / Objection

August 20, 2018

1. The change in the size of the B1 area is significant and was not part of any plans put out for viewing and / or discussion at meetings conducted by the developers and held with the local community. This should have been done in the case of this planning proposal as well as it has an equal if not greater impact on the existing views / amenity for the Headlands Estate residents.
2. The proposed re-zoning contradicts the oft-stated aim, in the developer's documentation throughout every stage of consultation with existing residents, that in presenting their development, they are: *"seeking to minimise impacts in terms of view loss, privacy, etc"*.
3. The re-zoning, if passed, will put further demands on existing infrastructure, particularly traffic, which hasn't been adequately addressed. The proposal should, if anything, have been presented as part of the whole development proposal currently before Council and which will subsequently be presented to the JRPP.
4. The proposal, if passed, will have a significant, detrimental effect on an iconic coastal landscape, particularly the large R3 area adjoining Headlands Drive. This, of all the proposed R3 areas, will be highly visible from the Coast Road, creating a distinctly negative streetscape.
5. Obviously we have a strong vested interest in the Planning Proposal as the proposal, if approved, would have a significant, negative effect on our current view and amenity due to the increased buildings, parking, noise and infrastructure directly in front of our property. We obviously accept that development needs to occur and did not voice objections to the idea of a planned expansion area. We do, however, strongly object to the planned re-zoning proposal and would hope that Council gives weight to the oft-stated aim, in the developer's documentation, that in presenting their development, they are: *"seeking to minimise impacts in terms of view loss, privacy"*. ☒

INITIAL QUESTIONS – in regards to the Planning Proposal 17/010, August 2018 (V3 Exhibition) 18/55296:

1. Why did the developers bypass their previous practice of consulting the community and go directly to Council, resulting in the Council Resolution of 26 October, 2017, which initiated the planning proposal? A comparison of the changes, as outlined in Figures 2 and 3 on P.9, show how significant this change is. It also highlights the fact that existing residents were not aware, at the time of the original development, of any

2

Planning Proposal – Skennars Head Coastal Village – Submission / Objection

August 20, 2018

proposed medium density proposed housing of this scale. The developer states that there was no real objection to medium density. These figures show that this was because there was no real medium density on the plan - [DA 2017 / 244].

2. Is the proposed re-zoning consistent, or in conflict with, the DA currently before Council, [DA 2017 / 244], to be forwarded to the JRPP, which provided for a mixture of low-density and commercial zones?
3. How does the allowance of 300m square minimum lots NOT have a negative impact, as above?
4. As the proposed plan is not the result of any strategic study or report, why is it being considered, other than the landowner wants to sell more land / shops / offices?
5. On P.10, Q2 IS NOT answered. An LEP may be needed to achieve outcomes; there is no mention of how this proposal will achieve the outcomes in this question.
6. [P.10] How can the developer state the re-zoning will create “successful centres of employment”? It could be hoped for, but no guarantee of success. Have studies been done on the possible commercial uses for the Neighbourhood Centre and their viability?
7. How does the re-zoning, providing greater built environments, “enhance our open spaces, reserves, natural areas and their heritage value”? The iconic scenic landscape that is the Coast Road will be greatly diminished by the re-zoning, particularly the closeness of medium density to the ocean landscape. How does the re-zoning increase use of our open spaces? Increase satisfaction levels? This is particularly the case with the R3 area near Headlands Drive.
8. What has changed since 2014 to justify the change to an increased level of medium density, especially since this is the basis on which any changes to the subject land has been presented to the community?

In SEPP 71, section d), it is stated that the proposed planning is “in keeping with the scale and character of surrounding development and the scenic values of the site’s coastal context”. It further states that the planned re-zoning will “not significantly affect the scenic qualities of the state’s coastal environment “. On what logical basis could this be considered accurate? Medium density is not appropriate to either the existing residential community at Skennars Head or to the distinctive coastal landscape of the area. The development is totally unsuited to the context. The developer was happy to ask for an increase in the building height to 10m, which was, fortunately, not allowed by Council. It is indicative, however, of the disregard the developer has for environmental

3

Planning Proposal – Skennars Head Coastal Village – Submission / Objection

August 20, 2018

and aesthetic considerations. Additionally, the SEPP's "encouraging compact cities" provision does not apply to the 'village' feel that the developer wishes to maintain / create in the Skennars Head Expansion Area.

9. Why is there no detailed plan indicating how the existing infrastructure will be able to provide adequately for the extra demands created by the increased housing and shopping areas?
10. Why is there no detailed plan outlining how the planned re-zoning will provide for "improved safety for pedestrians"?
11. How will the current road system cope with all the additional traffic?

GENERAL COMMENTS – in reference to the Planning Proposal – Skennars Head Coastal Village, submitted by the developers:

1. The re-zoning proposal to allow medium density development does not align with the oft-stated aim, as outlined in previous documents concerning the Skennars Head Expansion Area submitted to either Council or put on public display at meetings, to minimise the impact to existing Skennars Head residents;
2. The claim that there is no feeling against medium density is not correct. At meetings held by the developer, concern was expressed about this. As a result, the developer stated that the blocks nearest the boundary, Lots 133 – 146, were to be larger lots, so that smaller-sized lots would not be close to existing Headlands Estate residents. This is reflected in the 'latest Lot Layout Plans' [Revision M], which was emailed to me by the developers in response to these, and other, concerns. I suggest that most residents would have had some of their fears allayed by planning which suggested that smaller lots would be in the central part of the new development, minimising the impact on the existing residential estate. You will note that all lots except two, Lots 134 and 210, the latter being in the far NW corner of the planned Expansion Area, are above 600 square metres and this was done to address residents' concerns. It should also be noted that the 'smaller lots' are all in excess of 450 square metres.
3. The proposal to re-zone does not come with an adequate explanation of how the intended benefits will be achieved. In some cases it is likely that the opposite of the stated outcomes will be achieved. A number of examples include:

4

Planning Proposal – Skennars Head Coastal Village – Submission / Objection

August 20, 2018

- *“Improved level of local services due to increase exposure to local centre”*
- *The new coastal village will form a natural extension to existing residential development in Skennars Head, with a focus on maximising physical and visual connections to the coast*
- *Creation of a “new coastal village that responds to its natural environment”*
- *Direct links between the local centre, the beach, pedestrian network, public transport options and local facilities*
- *Improved pedestrian linkage through local streets, Spoonbill Reserve to Headland Estate and the schools*
- *A neighbourhood centre site that could accommodate parking on its own lot, as well as other supporting community facilities”;*
- *A local community asset that is on land with more appropriate topography, compared to the land closer to Headlands Drive.*

Does the proposal have detailed provision for improved pedestrian access through the existing estate? How are any of the “improved links” going to be achieved through the addition of medium density housing?

How does medium density form a natural extension to the existing estate given, as stated by the developers, that, “Headland Estate mainly comprises single detached residential dwellings”? [P.17]

How does the addition of more, and more dense, dwellings, respond to the natural environment?

Is the Spoonbill Reserve to be modified and, if so, are there plans for this?

If the community asset is to be re-located on land with more appropriate topography, why wasn't this submitted in the original Skennars Head Expansion Area plan? It implies a lack of an overall vision for the subject area.

SPECIFIC COMMENTS:

The reasons for our objections to the Planning Proposal are based specifically on the following sections of the proposal submitted by the developers, which has been used to help Council develop the subject Planning Proposal.

Planning Proposal – Skennars Head Coastal Village – Submission / Objection

August 20, 2018

P.7:

It is not explained how the following goals are to be achieved through the rezoning. How is medium density creating 'vibrant and engaged communities'?

Goal 3 – Vibrant and Engaged Communities - as it supports the creation of places that provide great places to live and work and to develop healthy, safe, socially engaged and well-connected communities. ☒

How is the development of medium density a natural extension to existing residential development? There is no medium density housing adjoining the proposal. Physical and visual connections to the coast are damaged by the proposal. It is not clear how the changes will prioritise pedestrians and cyclists.

The new coastal village will form a natural extension to existing residential development in Skennars Head, with a focus on maximising physical and visual connections to the coast and prioritising pedestrians and cyclists through the development and between Headlands Estate and Sharpes Beach. ☒

P.8:

The increase in zoning to R3 Medium Density Residential is hugely significant and will have major, detrimental impacts on the existing Headlands residential area, in terms of increased noise [human and cars], amenity [closeness of medium density to existing low density housing] and overall visual amenity of the area – in terms of the physical landscape of the area – the view from the road.

P.11:

6

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Ballina Shire Council during August 2017 to December 2017 considered the PP and in December 2017 resolved to support the PP to amend the BLEP 2012 and submit to Gateway for: ☐

» applying the Neighbourhood Centre Zoning (B1) to an area of approximately 13,300sqm, ☐

» applying Medium Density Zoning (R3) to part of the site with a total combined area of 27,670sqm ☐

Why has the developer included this section in their document in support of Council's planning proposal? Is it meant to suggest that the Planning Proposal has already been resolved in its favour? At the very least, this comes across as trying to present the approval of the proposal as a 'fait accompli'.

P.17:

To the north, Headlands Drive provides access to the southern end of the existing Headlands Estate residential area and to the northern end of the subject site. Headlands Drive intersects with The Coast Road at the north-east corner of the subject site. Headland Estate mainly comprises single detached residential dwellings however there are various R3 zoned properties, with one townhouse complex located on the northern border of the site.

In support of our comment above, it is important to highlight that the developers agree that the Headlands Estate "mainly comprises single detached residential dwellings". This is the nature of the existing residences which establishes the existing 'atmosphere' of the Skennars Head area, particularly regarding the border area between the existing and proposed development.

The proposal aims to 'connect the neighbourhood centre to The Coast Road [and?] or the beach. Again, it is not explained how this is to be achieved through the Planning Proposal.

P.19:

Again, it is not explained how the proposal will achieve the 'Vision for the Site'. It is difficult to see how medium density is "attractive", will "enhance Ballina ..."

7

Planning Proposal – Skennars Head Coastal Village – Submission / Objection

August 20, 2018

and “enhance liveability of the adjoining residential estate”

3.2 Vision for the Site:

Positively contribute to the identity of Ballina by creating a contemporary coastal community that is attractive to locals and visitors

Maintain the coastal buffer as an interface to The Coast Road

Promote and enhance Ballina as a coastal tourism destination

Enhance the liveability of the adjoining residential estate with the provision of neighbourhood facilities and amenities and improved access to Sharpes Beach, while seeking to minimise impacts in terms of view loss, privacy, etc.

This section further states:

The coastal buffer area along The Coast Road will provide for a coastal shared path and will minimise the visual impact of development from The Coast Road.

The new coastal village will form a natural extension to existing residential development in Skennars Head, with a focus on maximising physical and visual connections to the coast...

However, once again it is probable the opposite will occur with the re-zoning. There will be a significant negative visual impact from the Coast Road and there will definitely not be a “natural extension to existing residential development”.

P.24:

Set away or relocated from the area that is close to current local residents in Headlands Drive, and proposed to be located on a larger site to minimise any impacts on residents from the local B1 centre

Whilst the movement of the Neighbourhood Centre might minimise any impacts on existing residents, this has been replaced by medium density which will have greater impact. Traffic in the Neighbourhood Centre will, presumably, be linked to certain hours. This will not be the case with traffic to housing in the Medium Density area.

P.28-9: [3.4.1 Design philosophy and justification]

8

Planning Proposal – Skennars Head Coastal Village – Submission / Objection

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The proposal states that the “density node” can achieve a “defined urban form”, “a distinct streetscape” and “a unique character”.

These terms can be negative or positive terms. They are meaningless, developer jargon. The developer does not outline how these will contribute positively to the immediate local area or Ballina Shire in general.

There is no logical or valid reason for the need to position Medium Density housing near a Neighbourhood Centre; the implication that this would be a benefit is not explained. The four points in support are spurious. Firstly, the increased housing choice could occur anywhere with the Expansion Area. The second point, “The potential for a defined urban form ...” is meaningless jargon. The third point really means, “We can sell more lots” and the fourth point assumes that potential buyers will spend their days at home doing surveillance. I don’t think this is true of any potential buyers. In fact, if the medium density is to cater for older people who might be downsizing, a case could be made that this demographic is the most likely to absent on travel.

The feedback from residents regarding the size of residential lots needs greater clarification.

Prior to the current Planning Proposal being exhibited, it was not made clear at public exhibition meetings that re-zoning to medium density was a possibility.

Was it made clear to residents that a re-zoning would be proposed, seeking medium density housing on an area previously being depicted as open space?

P.33:

As stated, we object to the following amendments:

- b. amend the current B1 zone land to R3 Medium Density Residential
- c. change some R2 Low Density Residential land to R3 Medium Density Residential

Both are inconsistent with the developer’s stated aim, throughout the whole process of development proposals for the Skennars Head Expansion Area:

To encourage development that is compatible with the character of the neighbourhood.

Planning Proposal – Skennars Head Coastal Village – Submission / Objection

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To provide development that is compatible with the character and amenity of the surrounding neighbourhood. ☐

It is also not explained how the re-zoning to medium density will:

provide for development that meets the social and cultural needs of the community ☐

P.35:

It is not explained why:

The Planning Proposal is the best and only efficient means of achieving the objectives for the site.

In regards to Section B – Relationship to the Strategic Planning Framework:

P.37:

Q4. Is the Planning Proposal consistent with a council's local strategy or other local strategic plan?

Table 6, Comment section states:

The proposed increase in density will encourage a more sustainable Ballina Shire while the relocation of the neighbourhood centre will enable the community to make good use of proposed community facilities.

Again, how is this to be achieved? In saying that there are economies of scale with medium density housing ignores the fact that there will be more houses using electricity, water and sewage services.

The proposal states, in this section:

"The planning proposal seeks to concentrate housing around the neighbourhood centre plaza and local park, creating a village centre transition down to larger lots on the periphery." ☐

The re-zoning to allow the provision of medium density housing contradicts this strategy by not having the larger housing lots on the periphery and certainly not creating a village centre transition.

"Higher density development will allow for the creation of a village streetscape distinctive to the development"

10

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It is certainly not explained how this will happen; there will not be a 'village streetscape' created by medium density housing. The opposite is true. How does medium density create a village?

Again, it is not explained how medium density around the neighbourhood centre will 'encourage activation'. Surely the success of the neighbourhood centre is dependent upon a greater use than that provided by some additional housing.

The assertion that medium density "can meet the needs of those who are needing more compact or low maintenance lot (elderly)" may well be true. However, it does not need to be located in an area which will have a detrimental effect on existing Headlands residents. The proposal seems to suggest that medium density is to provide a greater diversity of housing options. Does this mean the expectation is that medium density will not be an option taken by first-home buyers?

P.38:

Again, the re-zoning to medium density will not create a:

"village with a distinct settlement identity"

It will create a denser urban area with:

- an adverse effect on the current iconic landscape which is the Coast Road;
- an adverse effect on the amenity of existing Headlands Estate;
- an adverse effect on the current traffic flow in the area;
- and an adverse effect on the overall scenic amenity of this iconic section of the Ballina Shire.

If anything, it diminishes "open space lands". It will create a diminished "streetscape" and certainly not a "village streetscape". There is no correlation between the development of medium density housing in the proposed re-zoning with "People attaining health and wellbeing".

P.39:

It is not explained how the following objectives are to be reached:

1. *Ensure that future development is designed and located in a manner which is sensitive to the visual qualities of the area* ☐

Planning Proposal – Skennars Head Coastal Village – Submission / Objection

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2. *Protect and enhance sensitive natural environments* ☐
3. *Reinforce inter-urban breaks between Skennars Head and Lennox Head to the north* ☐

The re-zoning to medium density would adversely affect the visual quality of the area, would not enhance the natural environment and diminishes the 'break' between the new Expansion Area and the existing Skennars Head area.

COMMENTS ON THE 'SMALL LOT ANALYSIS AND JUSTIFICATION' REPORT dated April 2017:

The report makes the following observations:

P. vii

"Whilst over the long-term delivery of multi-unit product within Ballina has largely met the required levels of underlying demand, analysis of latest dwelling approval data indicates that delivery of medium and high density product is lagging the more popular detached dwelling format." ☐

Comment: This does not support the need to re-zone parts of the Skennars Head Expansion Area to medium density. It suggests that Council has provided an appropriate level of approval to medium density. Any suggestion that delivery of medium density approval is lagging is not based on evidence that more is needed or wanted. However, if it is needed, it should be part of an overall development plan for an area not as an add-on proposal / suggestion.

Page vii:

"Encourages walkability and reduced car usage" ☐

Comment: Even with some of the proposed, possible shops etc that might go into a future neighbourhood centre, it is highly unlikely that there will be significant reduced car usage. The developers, in their planning proposal, envisage that the medium density re-zoning will most likely be bought by older residents. It is logical that this demographic will not have many of their needs met by services in any neighbourhood centre. Any services in the centre would primarily "provide day to day convenience items", as stated in the third dot point on this page.

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Additionally, a possible more appropriate use of the proposed re-zoning to medium density would be the provision of a fenced, dog exercise area. It would be obvious to anyone with knowledge of both the Skennars Head area and Ballina Shire in general, that there are many dog owners. Whilst there are a number of lead-free dog exercise areas, including a small one at the back of the Headlands Estate, the great majority of dog owners take their dogs to Lennox Head's Seven Mile Beach and The Spit in Ballina. The provision of a fenced dog area in the Expansion Area would address some of the aims outlined in the Planning Proposal, namely:

“Provide an opportunity for increased surveillance and activation of the public domain”

A fenced dog-exercise area or, indeed, any local park facility attached to any future Neighbourhood Centre, may more appropriately address the aim, as outlined in the Local Strategies section of the Proposed Plan:

People, Place, Prosperity: a framework for a more sustainable Ballina Shire 2025 (2006) / A built environment contributing to health and wellbeing

Specifically:

Create built environments & infrastructure that promote social interaction & an active community

Promote distinctive villages and towns

creating a village centre transition down to larger lots on the periphery

Additionally, as stated on P.19 of the developer's submission, such a facility [a dog exercise area] might more likely:

[Create] An innovative and authentic coastal community with a genuine sense of place

[Create] A new coastal community that reflects local lifestyle

Positively contribute to the identity of Ballina by creating a contemporary coastal community that is attractive to locals and visitors

Promote and enhance Ballina as a coastal tourism destination

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Encourage healthy living through a connected loop of destinations and experiences for people who walk ☒

Enhance the liveability of the adjoining residential estate with the provision of neighbourhood facilities and amenities.☒

If the viability and sustainability of any commercial outlets in the Neighbourhood Centre is a consideration, a fenced dog exercise area may be more helpful in this regard. More people that might reside in an additional medium density housing area would be in the location.

The traffic plan that is dated June 13th, 2017, already shows the change to section a, the re-zoning that is currently on exhibition.

Where is the traffic control flow plan for the increased R3 development?

This needs to, at the very least, be updated by the developer and put on exhibition again, before submission to Council. It would seem that the Traffic Control plan attached to the current exhibition, is either out of date. Currently, due to the volume of traffic, many existing residents try to exit the estate via the new roundabout at Skennars Head Road. This is already becoming a secondary bottle-neck in the Headlands Estate.

The re-zoning will definitely mean that there will be little, if any, view left to a number of existing residents.

It is our understanding that, should the proposed re-zoning go ahead, there could be up to 94 units permissible in the medium density areas. This is completely contradictory to the context of the area, the iconic nature of the Coast Road and the stated aims of the original concept for the Skennars Head Expansion Area.

We appreciate you taking the time to give our submission your consideration.

Yours sincerely,

Steve and Sue Lewis

5 Waterford Pde Skennars Head

Mobile: Steve 0412 117 007 and Sue 0423 555 739

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Planning Proposal – Skennars Head Coastal Village – Submission / Objection

August 20, 2018

Email: steve.lewis7@hotmail.com



SEPTEMBER 4, 2018

LEONARD & JULIA HOMFRAY
SKENNARS HEAD RESIDENTS
22 Isabella Drive,
Skennars Head.

As residents of Skennars Head Estate, we are concerned about the changes proposed by the council to the original plans for the Coastal Village development. These inclusions will have a detrimental impact on the aesthetics of the estate, which has been meticulously planned to have the dwellings blend into the environment. Houses hug the slopes and fall snugly into cul-de-sacs. Ultimately your expansions with lack of thought to the view from the Coastal Road will have ramifications for property values and the beauty of this pristine environment. For these reasons we wish to make a submission, by way of objection, to the Planning Proposal for the Skennars Head Expansion Area (BSCPP 17/010), currently on exhibition.

Preferred outcomes of our submission:

- That the Council seriously considers the ramifications to the aesthetic of Skennars Head that all the proposed changes would incur.
- That there is no increase in the size of both the Neighbourhood Centre and the R3 zones.
- Preferably no medium density; however, if the Council deems that there is a need for medium density in the Shire and the Skennars Head Expansion Area in particular, the scale should be exceedingly reduced.
- That the R3 area near Headlands Drive, closest to the existing residents, be deleted from the proposal.

Overview:

1. The local community has been excluded from any discussion or viewing of plans in relation to the significant changes in the size of the B1 area in this proposal. These changes have a greater impact on existing views / amenity for residents.
2. The developer's stated aim of consultation with existing residents throughout every stage of the planning to minimise impacts of view loss and privacy are contradicted in the proposed re-zoning.
3. There will be more demands on traffic with this re-zoning, this needs to be addressed with careful examination of the existing surge around school times. Suffice to say this proposal should have been part of the whole development proposal currently before the Council.
4. The large R3 area adjoining Headlands Drive will be visible from the Coast Road creating a detrimental impact on the aesthetics of the landscape if this proposal is passed.
5. Whilst we accept that development will occur, the planned expansion will generate negative consequences for all residents in Skennars Head. The ramifications caused by the blight on the landscape will affect property values and increased traffic could be dangerous for the large population of children in the area with the schools close by. For these

reasons we strongly object to the planned re-zoning and hope Council will hold the developers to their aim that they are seeking to minimise impact.

ISSUES RAISED – in regards to the Planning Proposal 17/010, August 2018 (V3 Exhibition) 18/55296:

1. On page 9, comparison of Figures 2 and 3 demonstrate how significant the change is on the Planning Proposal. It also highlights that at the time of the original proposal residents were not aware of any proposed medium density housing of this scale. Whilst the developer states that there was no real objection to medium density, the above comparison verifies there was no real medium density on the plan - - [DA 2017 / 244].
2. It appears that the proposed re-zoning is inconsistent, or in conflict with, the DA currently before Council, [DA 2017 / 244], to be forwarded to the JRPP, which provided for a mixture of low-density and commercial zones.
3. The developer appears to want to put as much development on the site as possible, regardless of the impact. The sanction of 300m square minimum lots and / or any increase in the building height would create a detrimental impact on the aesthetics of the estate,
4. The proposed plan is not the result of any strategic study or report. The landowner wishing to maximise his investment appears to be the only justification.
5. On page 10, Question 2 is obscure, it states that a Local Environmental Plan is “the best means of achieving the outcomes”, but LEP is not included nor any explanation on how the proposal will achieve outcomes.
6. Additionally on page 10, there is no studies cited or evidence of the viability for possible commercial uses for the Neighbourhood Centre.
7. The ocean landscape will be greatly diminished due to the proximity of the medium density to the Coast Road, particularly in the case of the R3 area near Headlands Drive. The rezoning does not “enhance our open spaces, reserves, natural areas and their heritage value”.
8. In SEPP 71, section d), it is stated that the proposed planning is “in keeping with the scale and character of surrounding development and the scenic values of the site’s coastal context”. It further states that the planned re-zoning will “not significantly affect the scenic qualities of the state’s coastal environment “. Medium density is not in keeping with the character of the existing development where houses hug the slopes and fall snugly into cul-de-sacs, it is totally inappropriate to the context.
9. There are no detailed plans to indicate how the existing infrastructure will manage demands of increased housing and shopping areas also no detailed plan to outline improved safety for pedestrians.

The proposal to re-zone does not come with an adequate explanation of how the intended benefits will be achieved. In some cases it is likely that the opposite of the stated outcomes will be achieved. A number of examples include:

- *“Improved level of local services due to increase exposure to local centre”*
- *The new coastal village will form a natural extension to existing residential development in Skennars Head, with a focus on maximising physical and visual connections to the coast*
- *Creation of a “new coastal village that responds to its natural environment”*
- *Direct links between the local centre, the beach, pedestrian network, public transport options and local facilities*
- *Improved pedestrian linkage through local streets, Spoonbill Reserve to Headland Estate and the schools*
- *A neighbourhood centre site that could accommodate parking on its own lot, as well as other supporting community facilities”;*

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- *A local community asset that is on land with more appropriate topography, compared to the land closer to Headlands Drive.*

Does the proposal have detailed provision for improved pedestrian access through the existing estate? How are any of the "improved links" going to be achieved through the addition of medium density housing?

How does medium density form a natural extension to the existing estate given, as stated by the developers, that, "Headland Estate mainly comprises single detached residential dwellings"? [P.17]

How does the addition of more, and more dense, dwellings, respond to the natural environment?

Is the Spoonbill Reserve to be modified and, if so, are there plans for this?

If the community asset is to be re-located on land with more appropriate topography, why wasn't this submitted in the original Skennars Head Expansion Area plan? It implies a lack of an overall vision for the subject area.

We are in total agreement with the comments made by Stephen Hohnen and base our objections on these points,

SPECIFIC COMMENTS: (as stated by Stephen Hohnen)

The reasons for our objections to the Planning Proposal are based specifically on the following sections of the proposal submitted by the developers, which has been used to help Council develop the subject Planning Proposal.

P.7:

It is not explained how the following goals are to be achieved through the re-zoning. How is medium density creating 'vibrant and engaged communities'?

Goal 3 – Vibrant and Engaged Communities - as it supports the creation of places that provide great places to live and work and to develop healthy, safe, socially engaged and well-connected communities.

How is the development of medium density a natural extension to existing residential development? There is no medium density housing adjoining the proposal. Physical and visual connections to the coast are damaged by the proposal. It is not clear how the changes will prioritise pedestrians and cyclists.

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3.2 Vision for the Site:

Positively contribute to the identity of Ballina by creating a contemporary coastal community that is attractive to locals and visitors □

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Promote and enhance Ballina as a coastal tourism destination □

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It is certainly not explained how this will happen; there will not be a 'village streetscape' created by medium density housing. The opposite is true. How does medium density create a village?

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The assertion that medium density "can meet the needs of those who are needing more compact or low maintenance lot (elderly)" may well be true. However, it does not need to be located in an area, which will have a detrimental effect on existing Headlands residents. The proposal seems to suggest that medium density is to provide a greater diversity of housing options. Does this mean the expectation is that medium density will not be an option taken by first-home buyers?

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- and an adverse effect on the overall scenic amenity of this iconic section of the Ballina Shire.

If anything, it diminishes *"open space lands"*. It will create a diminished *"streetscape"* and certainly not a *"village streetscape"*. There is no correlation between the development of medium density housing in the proposed re-zoning with *"People attaining health and wellbeing"*.

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2. *Protect and enhance sensitive natural environments* □
3. *Reinforce inter-urban breaks between Skennars Head and Lennox Head to the north* □

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COMMENTS ON THE 'SMALL LOT ANALYSIS AND JUSTIFICATION' REPORT, dated April 2017:

The report makes the following observations:

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Comment: This does not support the need to re-zone parts of the Skennars Head Expansion Area to medium density. It suggests that Council has provided an appropriate level of approval to medium density. Any suggestion that delivery of medium density approval is lagging is not based on evidence that more is needed or wanted. However, if it is needed, it should be part of an overall development plan for an area not as an add-on proposal / suggestion.

Page vii:

"Encourages walkability and reduced car usage"

Comment: Even with some of the proposed, possible shops etc that might go into a future neighbourhood centre, it is highly unlikely that there will be significant reduced car usage. The developers, in their planning proposal, envisage that the medium density re-zoning will most likely be bought by older residents. It is logical that this demographic will not have many of their needs met by services in any neighbourhood centre. Any services in the centre would primarily "provide day to day convenience items", as stated in the third dot point on this page.

Additionally, a possible more appropriate use of the proposed re-zoning to medium density would be the provision of a fenced, dog exercise area. It would be obvious to anyone with knowledge of both the Skennars Head area and Ballina Shire in general, that there are many dog owners. Whilst there are a number of lead-free dog exercise areas, including a small one at the back of the Headlands Estate, the great majority of dog owners take their dogs to Lennox Head's Seven Mile Beach and The Spit in Ballina. The provision of a fenced dog area in the Expansion Area would address some of the aims outlined in the Planning Proposal, namely:

"Provide an opportunity for increased surveillance and activation of the public domain"

A fenced dog-exercise area or, indeed, any local park facility attached to any future Neighbourhood Centre, may more appropriately address the aim, as outlined in the Local Strategies section of the Proposed Plan:

People, Place, Prosperity: a framework for a more sustainable Ballina Shire 2025 (2006) / A built environment contributing to health and wellbeing

Specifically:

Create built environments & infrastructure that promote social interaction & an active community

Promote distinctive villages and towns

creating a village centre transition down to larger lots on the periphery

Additionally, as stated on P.19 of the developer's submission, such a facility [a dog exercise area] might more likely:

[Create] An innovative and authentic coastal community with a genuine sense of place

[Create] A new coastal community that reflects local lifestyle

Positively contribute to the identity of Ballina by creating a contemporary coastal community that is attractive to locals and visitors

Promote and enhance Ballina as a coastal tourism destination

Encourage healthy living through a connected loop of destinations and experiences for people who walk

Enhance the liveability of the adjoining residential estate with the provision of neighbourhood facilities and amenities.□

If the viability and sustainability of any commercial outlets in the Neighbourhood Centre is a consideration, a fenced dog exercise area may be more helpful in this regard. More people that might reside in an additional medium density housing area would be in the location.

The traffic plan that is dated June 13th, 2017, already shows the change to section a, the re-zoning that is currently on exhibition.

Where is the traffic control flow plan for the increased R3 development?

This needs to, at the very least, be updated by the developer and put on exhibition again, before submission to Council. It would seem that the Traffic Control plan attached to the current exhibition, is either out of date. Currently, due to the volume of traffic, many existing residents try to exit the estate via the new roundabout at Skennars Head Road. This is already becoming a secondary bottle-neck in the Headlands Estate.

The re-zoning will definitely mean that there will be little, if any, view left to a number of existing residents.

It is our understanding that, should the proposed re-zoning go ahead, there could be up to 94 units permissible in the medium density areas. This is completely contradictory to the context of the area, the iconic nature of the Coast Road and the stated aims of the original concept for the Skennars Head Expansion Area.

We appreciate you taking the time to give our submission your consideration.

Sincerely,

Julia Homfray Mobile No. 0410012800

Leonard Homfray

22 Isabella Drive, Skennars Head.

Email: homfrayj@gmail.com

From: Tom Newton <10point60@gmail.com>
Sent: Monday, 3 September 2018 8:38 AM
To: Ballina Shire Council
Subject: BSCPP 17/010 Skennars Head Expansion

Dear Sir,

Please register my strong objection to the proposed expansion of the Stewart's Farm development.

I am a resident of the area, living at 7 Killarney Crescent.

The thought of expanding the commercial function of this beautiful and unique coastal residential area is beyond stupid.

A tavern? I cannot believe our council is so out of touch with ratepayers in the nearby area.

I feel certain that this letter objection will carry no weight, and that big development will continue to degrade our once beautiful shire,

Shame on you,

Tom Newton

7 Killarney Crescent,

Skennars Head

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From: jade browne <jade_browne11@hotmail.com>
Sent: Monday, 3 September 2018 11:34 AM
To: Simon Scott
Subject: CM - Public exhibition of the Skennars Head expansion area planning proposal

Record Number: 2018/0065253

To whom it may concern

I am writing to you in regards to the planning proposal for The Skennars Head expansion which proposes to apply the B1 Neighbourhood Centre zone and R3 Medium Density zone to land within the Skennars Head Expansion Area.

I agree with the expansion of the neighbourhood centre however I do not agree the height of the commercial areas should be raised to 10 m it should be kept at the standard 8.5m. All this providing there will be no environmental impacts on the local area and the size should be kept to a minimum per the review by Jon Norling of Norling Consulting Pty Ltd.

I am strongly opposed to the application of medium density development on parts of the site through the application of R3 Medium Density Residential zone and application of a 300m2 minimum lot sizes.

I have lived in ballina and Lennox for my whole life. It is appalling the council is even considering this as it has already caused outcry in the community just creating housing in that area yet you want to squeeze even more people into that area with your R3 zoning?

R3 zoning would ruin what I love about our local area. Its rural outlook. It's bad enough that beautiful view as you drive past sharps will soon be full of houses. We do not want to turn into tweed or the Gold Coast. Please protect what we love.

I would also like to add I noticed that Consultation is proposed to be undertaken with the Roads and Maritime Service and NSW Rural Fire Service and airport authorities during the period of public exhibition. What about your local hospital who will see increased presentations at their emergency department due to the increase in residents? They have already seen increased presentations as a result of areas like fern grove and Ballina heights yet there is no consultation with them?

Please think about what residents like about this area and I can assure you it's not cramming as many houses as you can into a space especially one so close to a beach is locals love.

Kind Regards
Jade

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Ross Cordery

1/16 Killarney Crescent Skennars Head

rosscordery@me.com

Skennars Head Expansion Area Planning Proposal (BSCPP 17/010)

I am writing to say that I OBJECT to the Amended Planning Proposal.

It seems this rezoning was already on the Developers List of changes right from the start.

It goes against nearly all of the expensive artist impressions that the Developer showed on its open days, what was shown then to get our approval is nothing like the Developer is trying to get passed now.

To make my point The Traffic Plan dated 9th of May 2017 already took into account the proposed larger Commercial Area only up to 3000 sq meters and most of the R3 (medium density) rezoning BUT not the most controversial R3 Block Section A on the North East corner.

But on page 4 Table 2.1 there is NO mention to the Medium Density sites only stating estimated on 400 Residential Dwellings & 3000 sq meters of Neighbourhood Centre .

Were is a report on the impact of Medium density sites 29,200 sq meters & the huge increase in Commercial site from 870sq meters to 13,200 sq meters.

This proposed section is going to be an eye saw not only to the residents of the new Estate and the Headlands Estate but also to beach goers and traffic on the coast road. It will block any chance of a view for the new blocks on the ridge line and also to existing homes on Headlands Drive.

Is this creating a Village Atmosphere - I think not. It is certainly not in keeping with the existing Headlands Estate creating that magic flow everyone talks about.

There needs to be a NEW TRAFFIC REPORT to take into account the extra vehicles this proposed rezoning will create. Mr Simon Scott has stated that the BSC Engineers have asset this . Its not up to the BSC to do this its up to the Developers to supply this with the Rezoning Application. The location of these proposed Medium Density Blocks R3 seems completely wrong especially the large area in the north east corner.

If Ballina Shire Council thinks it necessary to approve some R3 areas relocate them along the back western boundary where they would be more appropriate and go back to the original plan with single dwelling housing around the entrance of the Estate and Commercial Area. This will be more in keeping with a village atmosphere and the existing Headlands Estate as we were promised by the Developer.

The Proposed lifting of height levels from 8.5m to 10m this should NOT be allowed as the Developer just wants the extra height so it can build 3 storey to build even more Units on the proposed R3 sites.

This would make the position of these R3 blocks clustered around the entrance of the Estate even worse, it will INCREASE the traffic issues and increase the population of the Estate putting more pressure on the infrastructure. There will be no ocean views for any of the new residential blocks and make the situation worse for existing Headlands residents.

Has the proposed 10m building height (3 Storey development) and the associated increase of people been allowed for in the Traffic Report and the Cycle Pedestrian Paths?

Moving and Rezoning of the Commercial Area

I Object to the increase of this area from .087 HA to 1.32 HA

Again this huge area takes away the Village Atmosphere & family feel of our two subdivisions .

We have some of the best Shopping in Northern NSW in Ballina only 5 Kls away & plenty of Pubs & Clubs in Lennox Head & Ballina that need our support . **I Do not want a tavern or A Large Supermarket.**

We don't need a large Super market only a Small convenience store.

We already have a huge problem before & after school getting onto the coast road at the southern end & even with the New Proposed Roundabout with the buses & parent dropping off & picking up students this will be even worse . Its even more difficult getting onto Skennars Head road with the give-way sign on Headlands drive this needs a roundabout as well.

Ross Cordery

1/16 Killarney Crescent

Skennars Head

Planning Proposal – Skennars Head Coastal Village – Submission / Objection

August 20, 2018

We wish to make a submission, by way of objection, to the Planning Proposal for the Skennars Head Expansion Area (BSCPP 17/010), currently on exhibition.

Objective of our submission:

- We would ask Council to seriously consider the need for all of the changes proposed – i.e. the need for such an increase in size for both the Neighbourhood Centre and the R3 zones;
- Should Council decide that medium density is needed in both the Shire in general and the Skennars Head Expansion Area in particular, then we would ask that Council look at reducing the scale of the proposal;
- If there is to be a particular reduction in the proposed zones, we would ask that the R3 area near Headlands Drive, closest to the existing residents, be deleted from the proposal.

Overview:

1. The change in the size of the B1 area is significant and was not part of any plans put out for viewing and / or discussion at meetings conducted by the developers and held with the local community. This should have been done in the case of this planning proposal as well as it has an equal if not greater impact on the existing views / amenity for the Headlands Estate residents.
2. The proposed re-zoning contradicts the oft-stated aim, in the developer's documentation throughout every stage of consultation with existing residents, that in presenting their development, they are: *"seeking to minimise impacts in terms of view loss, privacy, etc"*.
3. The re-zoning, if passed, will put further demands on existing infrastructure, particularly traffic, which hasn't been adequately addressed. The proposal should, if anything, have been presented as part of the whole development proposal currently before Council and which will subsequently be presented to the JRPP.
4. The proposal, if passed, will have a significant, detrimental effect on an iconic coastal landscape, particularly the large R3 area adjoining Headlands Drive. This, of all the proposed R3 areas, will be highly visible from the Coast Road, creating a distinctly negative streetscape.
5. Obviously we have a strong vested interest in the Planning Proposal as the proposal, if approved, would have a significant, negative effect on our current view and amenity due to the increased buildings, parking, noise and infrastructure directly in front of our property. We obviously accept that development needs to occur and did not voice objections to the idea of a planned expansion area. We do, however, strongly object to the

Planning Proposal – Skennars Head Coastal Village – Submission / Objection

August 20, 2018

planned re-zoning proposal and would hope that Council gives weight to the oft-stated aim, in the developer's documentation, that in presenting their development, they are: *"seeking to minimise impacts in terms of view loss, privacy"*.

INITIAL QUESTIONS – in regards to the Planning Proposal 17/010, August 2018 (V3 Exhibition) 18/55296:

1. Why did the developers bypass their previous practice of consulting the community and go directly to Council, resulting in the Council Resolution of 26 October, 2017, which initiated the planning proposal? A comparison of the changes, as outlined in Figures 2 and 3 on P.9, show how significant this change is. It also highlights the fact that existing residents were not aware, at the time of the original development, of any proposed medium density proposed housing of this scale. The developer states that there was no real objection to medium density. These figures show that this was because there was no real medium density on the plan - [DA 2017 / 244].
2. Is the proposed re-zoning consistent, or in conflict with, the DA currently before Council, [DA 2017 / 244], to be forwarded to the JRPP, which provided for a mixture of low-density and commercial zones?
3. How does an increase in the allowable building height level to 10m **NOT** have a negative impact on the iconic, scenic amenity of the area? I note that Council has not agreed to this increase. It is, however, indicative of the developer's approach – to put as much development on the site, regardless of impact.
4. How does the allowance of 300m square minimum lots **NOT** have a negative impact, as above?
5. As the proposed plan is not the result of any strategic study or report, why is it being considered, other than the landowner wants to sell more land / shops / offices?
6. On P.10, Q2 **IS NOT** answered. An LEP may be needed to achieve outcomes; there is no mention of how this proposal will achieve the outcomes in this question.
7. [P.10] How can the developer state the re-zoning will create "successful centres of employment"? It could be hoped for, but no guarantee of success. Have studies been done on the possible commercial uses for the Neighbourhood Centre and their viability?
8. How does the re-zoning, providing greater built environments, "enhance our open spaces, reserves, natural areas and their heritage value"? The iconic scenic landscape that is the Coast Road will be greatly diminished by the re-zoning, particularly the closeness of medium density to the ocean landscape. How does the re-zoning increase use of our open spaces? Increase satisfaction levels? This is particularly the case with the R3 area near Headlands Drive.
9. What has changed since 2014 to justify the change to an increased level of medium density, especially since this is the basis on which any changes to the subject land has been presented to the community?

Planning Proposal – Skennars Head Coastal Village – Submission / Objection

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In SEPP 71, section d), it is stated that the proposed planning is “in keeping with the scale and character of surrounding development and the scenic values of the site’s coastal context”. It further states that the planned re-zoning will “not significantly affect the scenic qualities of the state’s coastal environment “. On what logical basis could this be considered accurate? Medium density is not appropriate to either the existing residential community at Skennars Head or to the distinctive coastal landscape of the area. The development is totally unsuited to the context. The developer was happy to ask for an increase in the building height to 10m, which was, fortunately, not allowed by Council. It is indicative, however, of the disregard the developer has for environmental and aesthetic considerations. Additionally, the SEPP’s “encouraging compact cities” provision does not apply to the ‘village’ feel that the developer wishes to maintain / create in the Skennars Head Expansion Area.

10. Why is there no detailed plan indicating how the existing infrastructure will be able to provide adequately for the extra demands created by the increased housing and shopping areas?
11. Why is there no detailed plan outlining how the planned re-zoning will provide for “improved safety for pedestrians”?

GENERAL COMMENTS – in reference to the Planning Proposal – Skennars Head Coastal Village, submitted by the developers:

1. The re-zoning proposal to allow medium density development does not align with the oft-stated aim, as outlined in previous documents concerning the Skennars Head Expansion Area submitted to either Council or put on public display at meetings, to minimise the impact to existing Skennars Head residents;
2. The claim that there is no feeling against medium density is not correct. At meetings held by the developer, concern was expressed about this. As a result, the developer stated that the blocks nearest the boundary, Lots 133 – 146, were to be larger lots, so that smaller-sized lots would not be close to existing Headlands Estate residents. This is reflected in the ‘latest Lot Layout Plans’ [Revision M], which was emailed to me by the developers in response to these, and other, concerns. I suggest that most residents would have had some of their fears allayed by planning which suggested that smaller lots would be in the central part of the new development, minimising the impact on the existing residential estate. You will note that all lots except two, Lots 134 and 210, the latter being in the far NW corner of the planned Expansion Area, are above 600 square metres and this was done to address residents’ concerns. It should also be noted that the ‘smaller lots’ are all in excess of 450 square metres.
3. The proposal to re-zone does not come with an adequate explanation of how the intended benefits will be achieved. In some cases it is likely that

Planning Proposal – Skennars Head Coastal Village – Submission / Objection

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the opposite of the stated outcomes will be achieved. A number of examples include:

- *“Improved level of local services due to increase exposure to local centre”*
- *The new coastal village will form a natural extension to existing residential development in Skennars Head, with a focus on maximising physical and visual connections to the coast*
- *Creation of a “new coastal village that responds to its natural environment”*
- *Direct links between the local centre, the beach, pedestrian network, public transport options and local facilities*
- *Improved pedestrian linkage through local streets, Spoonbill Reserve to Headland Estate and the schools*
- *A neighbourhood centre site that could accommodate parking on its own lot, as well as other supporting community facilities”;*
- *A local community asset that is on land with more appropriate topography, compared to the land closer to Headlands Drive.*

Does the proposal have detailed provision for improved pedestrian access through the existing estate? How are any of the “improved links” going to be achieved through the addition of medium density housing?

How does medium density form a natural extension to the existing estate given, as stated by the developers, that, “Headland Estate mainly comprises single detached residential dwellings”? [P.17]

How does the addition of more, and more dense, dwellings, respond to the natural environment?

Is the Spoonbill Reserve to be modified and, if so, are there plans for this?

If the community asset is to be re-located on land with more appropriate topography, why wasn't this submitted in the original Skennars Head Expansion Area plan? It implies a lack of an overall vision for the subject area.

SPECIFIC COMMENTS:

The reasons for our objections to the Planning Proposal are based specifically on the following sections of the proposal submitted by the developers, which has been used to help Council develop the subject Planning Proposal.

P.7:

Planning Proposal – Skennars Head Coastal Village – Submission / Objection

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It is not explained how the following goals are to be achieved through the re-zoning. How is medium density creating 'vibrant and engaged communities'?

Goal 3 – Vibrant and Engaged Communities - as it supports the creation of places that provide great places to live and work and to develop healthy, safe, socially engaged and well-connected communities. ☐

How is the development of medium density a natural extension to existing residential development? There is no medium density housing adjoining the proposal. Physical and visual connections to the coast are damaged by the proposal. It is not clear how the changes will prioritise pedestrians and cyclists.

The new coastal village will form a natural extension to existing residential development in Skennars Head, with a focus on maximising physical and visual connections to the coast and prioritising pedestrians and cyclists through the development and between Headlands Estate and Sharpes Beach. ☐

P.8:

The increase in zoning to R3 Medium Density Residential is hugely significant and will have major, detrimental impacts on the existing Headlands residential area, in terms of increased noise [human and cars], amenity [closeness of medium density to existing low density housing] and overall visual amenity of the area – in terms of the physical landscape of the area – the view from the road.

P.11:

Ballina Shire Council during August 2017 to December 2017 considered the PP and in December 2017 resolved to support the PP to amend the BLEP 2012 and submit to Gateway for: ☐

» applying the Neighbourhood Centre Zoning (B1) to an area of approximately 13,300sqm, ☐

» applying Medium Density Zoning (R3) to part of the site with a total combined area of 27,670sqm ☐

Why has the developer included this section in their document in support of Council's planning proposal? Is it meant to suggest that the Planning Proposal has already been resolved in its favour? At the very least, this comes across as trying to present the approval of the proposal as a 'fait accompli'.

P.17:

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To the north, Headlands Drive provides access to the southern end of the existing Headlands Estate residential area and to the northern end of the subject site. Headlands Drive intersects with The Coast Road at the north-east corner of the subject site. Headland Estate mainly comprises single detached residential dwellings however there are various R3 zoned properties, with one townhouse complex located on the northern border of the site.

In support of our comment above, it is important to highlight that the developers agree that the Headlands Estate “mainly comprises single detached residential dwellings”. This is the nature of the existing residences which establishes the existing ‘atmosphere’ of the Skennars Head area, particularly regarding the border area between the existing and proposed development.

The proposal aims to ‘connect the neighbourhood centre to The Coast Road [and?] or the beach. Again, it is not explained how this is to be achieved through the Planning Proposal.

P.19:

Again, it is not explained how the proposal will achieve the ‘Vision for the Site’. It is difficult to see how medium density is “attractive”, will “enhance Ballina ...” and “enhance liveability of the adjoining residential estate ...”.

3.2 Vision for the Site:

Positively contribute to the identity of Ballina by creating a contemporary coastal community that is attractive to locals and visitors

Maintain the coastal buffer as an interface to The Coast Road

Promote and enhance Ballina as a coastal tourism destination

Enhance the liveability of the adjoining residential estate with the provision of neighbourhood facilities and amenities and improved access to Sharpes Beach, while seeking to minimise impacts in terms of view loss, privacy, etc.

This section further states:

The coastal buffer area along The Coast Road will provide for a coastal shared path and will minimise the visual impact of development from The Coast Road.

The new coastal village will form a natural extension to existing residential development in Skennars Head, with a focus on maximising physical and

Planning Proposal – Skennars Head Coastal Village – Submission / Objection

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visual connections to the coast ...

However, once again it is probable the opposite will occur with the re-zoning. There will be a significant negative visual impact from the Coast Road and there will definitely not be a “natural extension to existing residential development”.

P.24:

Set away or relocated from the area that is close to current local residents in Headlands Drive, and proposed to be located on a larger site to minimise any impacts on residents from the local B1 centre

Whilst the movement of the Neighbourhood Centre might minimise any impacts on existing residents, this has been replaced by medium density which will have greater impact. Traffic in the Neighbourhood Centre will, presumably, be linked to certain hours. This will not be the case with traffic to housing in the Medium Density area.

P.28-9: [3.4.1 Design philosophy and justification]

The proposal states that the “density node” can achieve a “defined urban form”, “a distinct streetscape” and “a unique character”.

These terms can be negative or positive terms. They are meaningless, developer jargon. The developer does not outline how these will contribute positively to the immediate local area or Ballina Shire in general.

There is no logical or valid reason for the need to position Medium Density housing near a Neighbourhood Centre; the implication that this would be a benefit is not explained. The four points in support are spurious. Firstly, the increased housing choice could occur anywhere with the Expansion Area. The second point, “The potential for a defined urban form ...” is meaningless jargon. The third point really means, “We can sell more lots” and the fourth point assumes that potential buyers will spend their days at home doing surveillance. I don’t think this is true of any potential buyers. In fact, if the medium density is to cater for older people who might be downsizing, a case could be made that this demographic is the most likely to absent on travel.

The feedback from residents regarding the size of residential lots needs greater clarification.

Prior to the current Planning Proposal being exhibited, it was not made clear at public exhibition meetings that re-zoning to medium density was a possibility.

Was it made clear to residents that a re-zoning would be proposed, seeking

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medium density housing on an area previously being depicted as open space?

P.33:

As stated, we object to the following amendments:

- b. *amend the current B1 zone land to R3 Medium Density Residential*
- c. *change some R2 Low Density Residential land to R3 Medium Density Residential*

Both are inconsistent with the developer's stated aim, throughout the whole process of development proposals for the Skennars Head Expansion Area:

To encourage development that is compatible with the character of the neighbourhood.

To provide development that is compatible with the character and amenity of the surrounding neighbourhood.

It is also not explained how the re-zoning to medium density will:

provide for development that meets the social and cultural needs of the community

P.35:

It is not explained why:

The Planning Proposal is the best and only efficient means of achieving the objectives for the site.

In regards to Section B – Relationship to the Strategic Planning Framework:

P.37:

Q4. Is the Planning Proposal consistent with a council's local strategy or other local strategic plan?

Table 6, Comment section states:

The proposed increase in density will encourage a more sustainable Ballina Shire while the relocation of the neighbourhood centre will enable the community to make good use of proposed community facilities.

Again, how is this to be achieved? In saying that there are economies of scale with medium density housing ignores the fact that there will be more houses

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using electricity, water and sewage services.

The proposal states, in this section:

“The planning proposal seeks to concentrate housing around the neighbourhood centre plaza and local park, creating a village centre transition down to larger lots on the periphery.”

The re-zoning to allow the provision of medium density housing contradicts this strategy by not having the larger housing lots on the periphery and certainly not creating a village centre transition.

“Higher density development will allow for the creation of a village streetscape distinctive to the development”

It is certainly not explained how this will happen; there will not be a ‘village streetscape’ created by medium density housing. The opposite is true. How does medium density create a village?

Again, it is not explained how medium density around the neighbourhood centre will ‘encourage activation’. Surely the success of the neighbourhood centre is dependent upon a greater use than that provided by some additional housing.

The assertion that medium density “can meet the needs of those who are needing more compact or low maintenance lot (elderly)” may well be true. However, it does not need to be located in an area which will have a detrimental effect on existing Headlands residents. The proposal seems to suggest that medium density is to provide a greater diversity of housing options. Does this mean the expectation is that medium density will not be an option taken by first-home buyers?

P.38:

Again, the re-zoning to medium density will not create a

“village with a distinct settlement identity”.

It will create a denser urban area with:

- an adverse effect on the current iconic landscape which is the Coast Road;
- an adverse effect on the amenity of existing Headlands Estate;
- an adverse effect on the current traffic flow in the area;
- and an adverse effect on the overall scenic amenity of this iconic section of the Ballina Shire.

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If anything, it diminishes “open space lands”. It will create a diminished “streetscape” and certainly not a “village streetscape”. There is no correlation between the development of medium density housing in the proposed re-zoning with “People attaining health and wellbeing”.

P.39:

It is not explained how the following objectives are to be reached:

1. *Ensure that future development is designed and located in a manner which is sensitive to the visual qualities of the area* ☐
2. *Protect and enhance sensitive natural environments* ☐
3. *Reinforce inter-urban breaks between Skennars Head and Lennox Head to the north* ☐

The re-zoning to medium density would adversely affect the visual quality of the area, would not enhance the natural environment and diminishes the ‘break’ between the new Expansion Area and the existing Skennars Head area.

COMMENTS ON THE ‘SMALL LOT ANALYSIS AND JUSTIFICATION’ REPORT dated April 2017:

The report makes the following observations:

P. vii

“Whilst over the long-term delivery of multi-unit product within Ballina has largely met the required levels of underlying demand, analysis of latest dwelling approval data indicates that delivery of medium and high density product is lagging the more popular detached dwelling format.” ☐

Comment: This does not support the need to re-zone parts of the Skennars Head Expansion Area to medium density. It suggests that Council has provided an appropriate level of approval to medium density. Any suggestion that delivery of medium density approval is lagging is not based on evidence that more is needed or wanted. However, if it is needed, it should be part of an overall development plan for an area not as an add-on proposal / suggestion.

Page vii:

“Encourages walkability and reduced car usage” ☐

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Comment: Even with some of the proposed, possible shops etc that might go into a future neighbourhood centre, it is highly unlikely that there will be significant reduced car usage. The developers, in their planning proposal, envisage that the medium density re-zoning will most likely be bought by older residents. It is logical that this demographic will not have many of their needs met by services in any neighbourhood centre. Any services in the centre would primarily “provide day to day convenience items”, as stated in the third dot point on this page.

Additionally, a possible more appropriate use of the proposed re-zoning to medium density would be the provision of a fenced, dog exercise area. It would be obvious to anyone with knowledge of both the Skennars Head area and Ballina Shire in general, that there are many dog owners. Whilst there are a number of lead-free dog exercise areas, including a small one at the back of the Headlands Estate, the great majority of dog owners take their dogs to Lennox Head’s Seven Mile Beach and The Spit in Ballina. The provision of a fenced dog area in the Expansion Area would address some of the aims outlined in the Planning Proposal, namely:

“Provide an opportunity for increased surveillance and activation of the public domain”

A fenced dog-exercise area or, indeed, any local park facility attached to any future Neighbourhood Centre, may more appropriately address the aim, as outlined in the Local Strategies section of the Proposed Plan:

People, Place, Prosperity: a framework for a more sustainable Ballina Shire 2025 (2006) / A built environment contributing to health and wellbeing

Specifically:

Create built environments & infrastructure that promote social interaction & an active community

Promote distinctive villages and towns

creating a village centre transition down to larger lots on the periphery

Additionally, as stated on P.19 of the developer’s submission, such a facility [a dog exercise area] might more likely:

[Create] An innovative and authentic coastal community with a genuine sense of place

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[Create] A new coastal community that reflects local lifestyle

Positively contribute to the identity of Ballina by creating a contemporary coastal community that is attractive to locals and visitors

Promote and enhance Ballina as a coastal tourism destination

Encourage healthy living through a connected loop of destinations and experiences for people who walk

Enhance the liveability of the adjoining residential estate with the provision of neighbourhood facilities and amenities.

If the viability and sustainability of any commercial outlets in the Neighbourhood Centre is a consideration, a fenced dog exercise area may be more helpful in this regard. More people that might reside in an additional medium density housing area would be in the location.

The traffic plan that is dated June 13th, 2017, already shows the change to section a, the re-zoning that is currently on exhibition.

Where is the traffic control flow plan for the increased R3 development?

This needs to, at the very least, be updated by the developer and put on exhibition again, before submission to Council. It would seem that the Traffic Control plan attached to the current exhibition, is either out of date. Currently, due to the volume of traffic, many existing residents try to exit the estate via the new roundabout at Skennars Head Road. This is already becoming a secondary bottle-neck in the Headlands Estate.

The re-zoning will definitely mean that there will be little, if any, view left to a number of existing residents.

It is our understanding that, should the proposed re-zoning go ahead, there could be up to 94 units permissible in the medium density areas. This is completely contradictory to the context of the area, the iconic nature of the Coast Road and the stated aims of the original concept for the Skennars Head Expansion Area.

We appreciate you taking the time to give our submission your consideration.

Yours sincerely,

Stephen Hohnen

Planning Proposal – Skennars Head Coastal Village – Submission / Objection

August 20, 2018

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3 WATERFORD PDE
SKENNARS HEAD
N.S.W 2478
10TH. AUG 2018 .

BALLINA SHIRE COUNCIL

REF: BS CPP 17/010 SKENNARS HEAD PLANNING PROPOSAL
(B1 + B3).

DA 2018/431

I STRONGLY OBJECT TO, PROPOSAL TO AMEND THE
ZONING + DEVELOPMENT, THERE-IN
NO COMMUNITY CONSULTATION HAS BEEN UNDER-TAKEN.
ITS A COMPLETE DEVIATION, FROM FORUMS OF 2017 AND
IS CONTRARY TO PREVIOUS COMMUNITY ACCEPTANCE.
TEMPORARY ROAD (SO CALLED) NO TIME PERIOD SPECIFIED
ALSO PLEASE DEFINE PRIVATE (ADVOCATE 8/8/18)

THIS TEMPORARY ROAD IS OPPOSITE TO VARIOUS HOUSES IN
HEDLAND DRIVE, AND WILL BE SUBJECT TO CERTAIN
UNDESIRABLES (TRAFFIC, DANGEROUS ETC).

I DO HOPE, BALLINA COUNCIL WILL IMMEDIATELY
SUSPEND ABOVE-M REFERENCED PROPOSAL, AND FURTHER
ENGAGE IN COMMUNITY INPUTS. (IN A FORM OF FORUM).

ANTICIPATING YOUR REPLY


SAM PRASAD

RECEIVED
10 AUG 2018
COUNTER