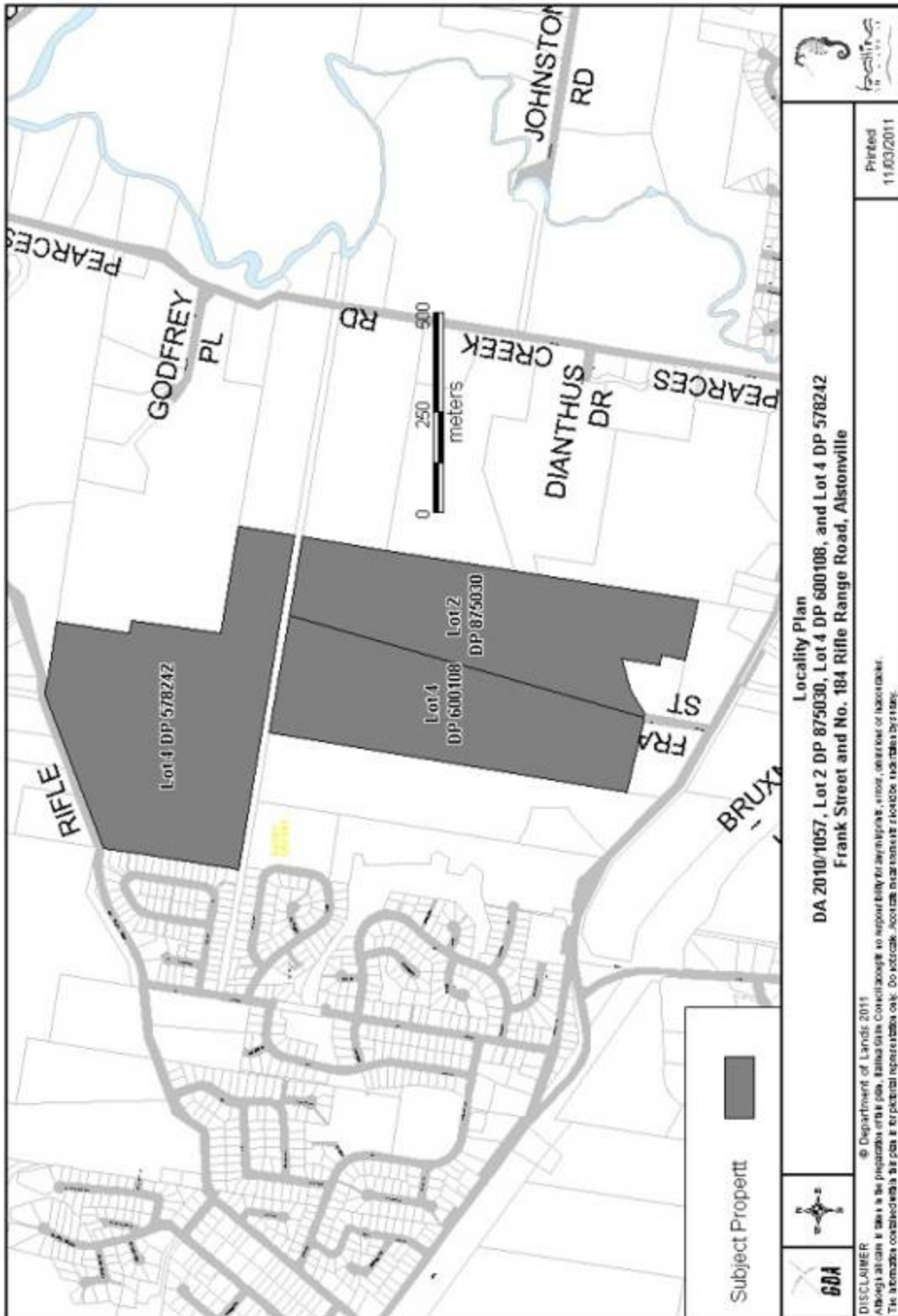
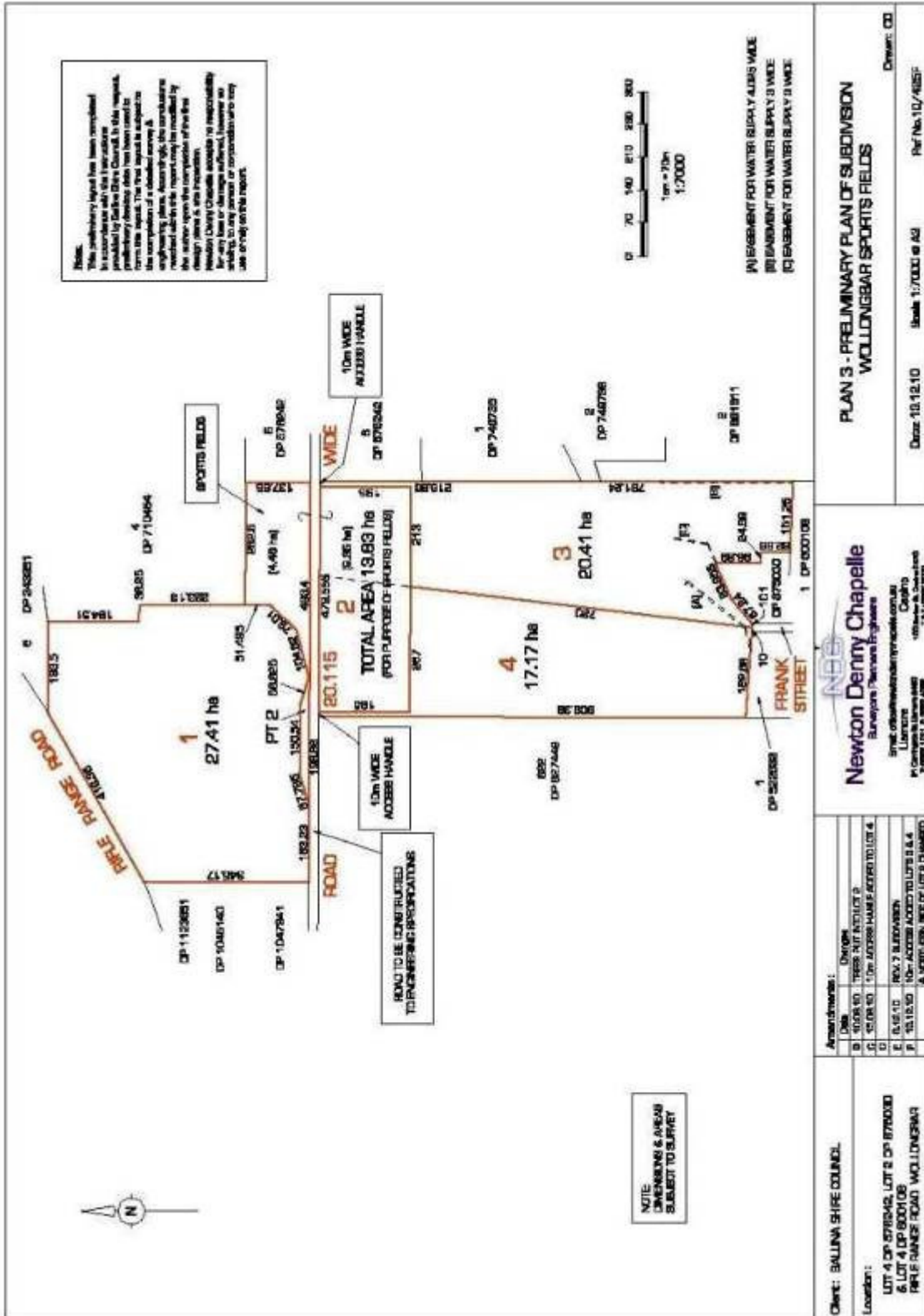


8.3 DA 2010/1057 - Subdivision - Frank Street / Rifle Range Road, Alstonville





Note:
 This preliminary layout has been prepared by the Council and is subject to approval by the Council. It is not intended to be used for any other purpose. The Council is not responsible for any loss or damage suffered, however arising, by any person or corporation who may use or rely on this report.

NOTE:
 DIMENSIONS & AREAS SUBJECT TO SURVEY

(A) EASEMENT FOR WATER SUPPLY ALONG WIDE
 (B) EASEMENT FOR WATER SUPPLY 3 WIDE
 (C) EASEMENT FOR WATER SUPPLY 3 WIDE

Client: BALLINA SHIRE COUNCIL
Location:
 LOT 4 DP 8776242, LOT 2 DP 8776242 & LOT 4 DP 8007108
 FRANK RANGE ROAD WOLLONGBAR

Scale: 1:2000 as A3
Date: 10.12.10
Drawn: CD
Ref No: 10/4825

Newton Denny Chapelle
 Surveyors & Engineers
 111/113-115 FRANK STREET
 WOLLONGBAR NSW 2446
 Ph: 6622 2222
 Fax: 6622 2222
 Email: n.d.chapelle@ndc.com.au
 Lic No: 111111111

Appointments:


Date	Change
10/12/10	ISSUE NOT IN LOT 2
10/12/10	10m ACCESS HANDLE ADDED TO LOT 4
15/12/10	REV 2 SURVEYING
15/12/10	10m ACCESS HANDLE ADDED TO LOTS 3 & 4
15/12/10	10m ACCESS HANDLE ADDED TO LOT 3



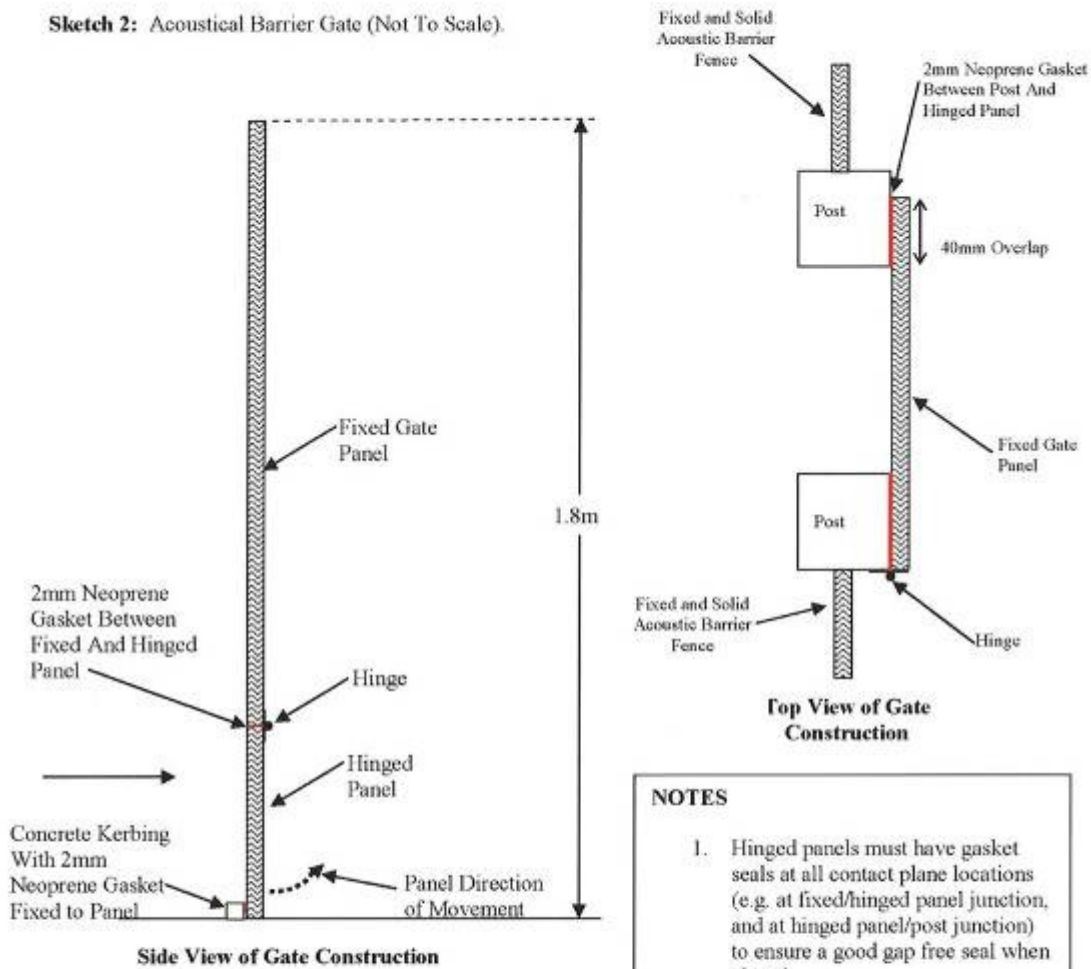
Sketch 1: Proposed Access Road Layout and Potential Acoustic Barrier Treatments (Not To Scale).



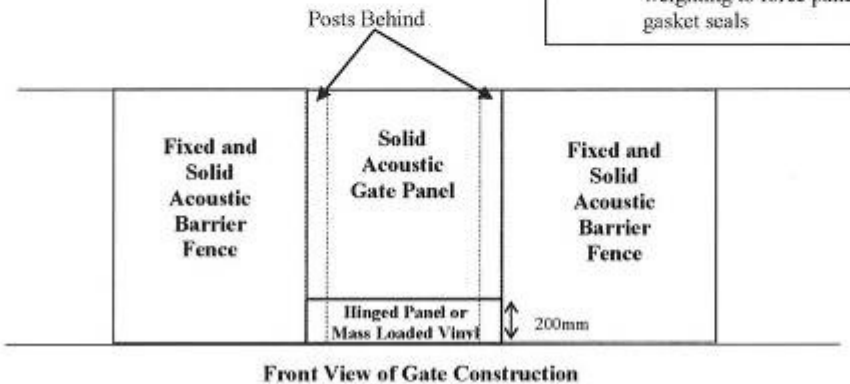
ACOUSTIC TREATMENT LEGEND

 Potential acoustic barriers to be constructed along the proposed access road above the existing or finished ground level, which ever is higher. Barriers must be free of holes or gaps, and must achieve a minimum surface mass of 11kg/m². Typical materials include earth mounds (with 3 in 1 slope), 19mm lapped timber fence (40% overlap), 6mm FC sheet, masonry, or a combination of the above (i.e. 1m high earth mound with 0.8m high barrier fence). For gate construction specifications refer to Sketch 2 over the page.

Sketch 2: Acoustical Barrier Gate (Not To Scale).



- NOTES**
1. Hinged panels must have gasket seals at all contact plane locations (e.g. at fixed/hinged panel junction, and at hinged panel/post junction) to ensure a good gap free seal when closed.
 2. Hinged panels must extend full width of post distances to ensure joints between hinged panels abut over a post and gasket seal.
 3. Base of hinged panel may require weighting to force panel onto gasket seals



From: bolt barn [boltbarn@yahoo.com.au]

Sent: Tuesday, 15 February 2011 12:32:31 PM

To: Mayor Phil Silver; Councillor David Wright; Councillor Keith Johnson; Robyn Hordern; Jeff Johnson; Councillor Sue Meehan

CC: Alan Brown; Sharon Cadwallader External; Peter Moore; Councillor Ben Smith

Subject: proposed road off ramses street

attention councillors ,,i am very concern regarding access from ramses street past back of houses in hellyar drive and cerreto circuit was not the plan when this area was developed,,more approach should be look at so not to take away our open space that is need in this area ,, traffic congestion ,,noise will immediately here for residents ,,where else do we find this with roads on both side of our house,,our back of our yards will look like a jail all high fences to keep noise out ,,plan ahead in a area where impact will be lower in area before people start builing houses ,,cerreto circuit should be fix up to standard what is needed,,as home owner in cerreto circuit know that is the way to playing fields less impact,,sign daryl scheef 22 hellyar drive wollongbar

file:///C:/DataWrks/temp/1729915/dwaAB.htm

18/02/2011

WOLLONGBAR PROGRESS ASSOCIATION INC.



Dear Mr Hickey & Councillors,

I am writing on behalf of the Wollongbar residents around Hellyar Drv and Cerreto Cct in regards to the access road to the new sporting fields planned for Wollongbar. Approximately 35 residents from Hellyar Drv and Cerreto Cct have met on site over the last couple of weeks to discuss options for this access road. Councillor David Wright was present at the last of these meetings held Tuesday 18 January 2011 and I attended on behalf of the Wollongbar Progress Association Inc.

Currently, council planning indicates that the access road off Ramses St is the preferred option. This was unanimously opposed at the meeting of Tuesday 18.

The primary concern of the residents in attendance was the noise levels and traffic flowing through the area, especially given the early opening hours, late closure and high levels throughout weekends. Other concerns were the impact the road would have on the value of the adjoining houses and the structural integrity of some of the properties given that some have concrete pools just metres from where the road would be built. Therefore, I request on behalf of these residents that you consider all alternatives thoroughly prior to taking a decision and that further community consultation and investigation is conducted in the mean time. This would include a deferral of a decision the next time councillors meet if the following has not been conducted; 1) a meeting between representatives from Hellyar Drv, Cerreto Cct and key stakeholders from the council and 2) a site inspection by councillors and planning staff.

Options under consideration by residents are as follows;

1. Cycle way from Ramses to sporting fields and vehicle access from either Cerreto Cct, Pearces Creek Rd or Frank St.
2. Both cycle way and vehicle access from Cerreto Cct.

Please sincerely take these points into consideration as it is a matter that residents feel strongly about and are committed to seeking an alternative.

The argument that the Ramses St access is the most viable because of accessibility is weakened because residents are still prepared to have the cycle way along this access. There is very little in the differences of distances travelled by vehicle in any of the alternatives. Therefore, given that pedestrian access is in an area considered to be the most viably accessible and people still have to drive their vehicles anyhow, there is no reason why other alternatives should not be considered.

Thank you for your time and consideration. I look forward to your response.

Kind Regards

Adam Easton

President – Wollongbar Progress Association Inc.

Ph: 02 6628 8723

M: 0421 190 168

7th February 2011

Peter & Jennifer Leslie
PO Box 3010
WOLLONGBAR
NSW 2477

Re: DA 2010/1057: Proposed construction of vehicular access to Wollongbar Sporting Fields

Dear Councillor Phillip Silver (Mayor)

We would like to submit our **objection** as a property owner and rate payer of both Rubiton Street and Cerreto Circuit Wollongbar, to the proposed access road between Hellyer Drive & Cerreto Circuit Wollongbar. This is due to many issues including increased traffic flow, noise pollution, privacy issues, safety risks to residents, children, properties and property devaluation. We would like Ballina Council to reconsider the Ramses Street access by creating an entry road to the proposed sporting complex, either via Frank Street and, or Pearces Creek Road, Alstonville.

Our Cerreto Circuit property at 56B is a battle-axe property which backs on to and runs parallel to the proposed Ramses Street laneway. If this is the approved entry point to the proposed sporting complex, this will directly impact the property *negatively*. Incoming traffic will syphon into this narrow lane, as headlights, noise pollution, rubbish, and other misdemeanours may occur. This will *literally* be at the back door of this property. Large buses & vehicles entering the proposed laneway will take away any **privacy** and **dignity**. There is also a large shady tree behind 56B which gives this property some shade and privacy, but will most likely require removing due to safety concerns if this laneway is built.

The new sporting grounds will attract more traffic into Ramses Street, from players, spectators and not only local residents, but the greater Northern Rivers area. They will be commuting in cars, 4wds *and* buses. They should expect to have access to this facility via a *safe*, well sealed superior road. A viable option which we would like to suggest for the main entrance, encompasses the land where the proposed sporting fields are to be built, which of course is Frank Street Rifle Range Road or Bruxner Highway Wollongbar and Pearces Creek Road Alstonville, and certainly not through a narrow residential area, creating noise and traffic congestion. As Rubiton Street is the main thorough fare to the current Rugby field in Cerreto Circuit and the growing residential developments, and now a proposed new sporting complex, with only one entry point, will no doubt create more traffic chaos into these residential streets.

We are delighted to have a sporting venue in our village, but not at the expense where we will be negatively impacted at the Ramses Street access and hope that Ballina Shire Council will seek a solution with the best outcome.

Regards

Peter & Jennifer Leslie

46 Cerreto Circuit
Wollongbar NSW 2477
February 10, 2011

Ballina Shire Councillors
By Email.

Dear Sirs and Mesdames,

I refer to our letter of January 15th to Mr. Paul Hickey and the contents therein where we objected to the proposed use of the unmade road, sometimes known as a Council Reserve, for use as the main access to a proposed new sports complex described in DA2010/1057.

In our original letter to Mr. Hickey and other Council employees we suggested that access to the sports area would be better from the bottom of Cerreto Circuit north of the existing Rugby Club as it would eliminate the disturbance of a not inconsiderate number of ratepayers and residents as well as reduce the cost of such access since it would be unnecessary to build some 200 metres of sealed road, sound walls etc. This access still requires the bridging of the creek/watercourse which runs east of the existing oval and probably the removal of some fairly mature trees, be they only Camphor Laurels.

It would seem that very serious consideration should also be given to using the unmade road which runs from Pearce's Creek Road, which I understand is shorter than the direct route behind our homes currently under dispute. There may be no creek crossings required on this route, necessary for motor vehicle access.

A further suggestion was to run a road from the bottom of Cerreto Circuit, across the Southern end of the existing oval, around the eastern side of the signway boards and then cross the waterway

where appropriate. This suggestion has the advantage of not disturbing any residents/ratepayers other than the Rugby club which fits neither of the two descriptions and will benefit from two more ovals in the new complex.

I understand that the extension of Frank Street is also a possibility but I was advised that this is not considered possible for environmental reasons. When I enquired about these reasons the advisor did not know what they were. Entry to this access would be shared equally between Alstonville residents and Wollongbar residents and as the Alstonville Bypass will be completed, traffic access should be no problem.

I would earnestly request all Councillors to give these additional access suggestions your closest consideration.

Yours faithfully,

Bruce and Helen Dobbie

*Michael and Karina Offley
12 Hellyar Drive
Wollongbar NSW 2477
phone: 66288380
email: mike.karina@bigpond.com*

Dear Councillors,

Further to our email of 17/1/2011, after discussions at a meeting of residents from both sides of the reserve intended to be used as access to the proposed sporting field, we would like put forward these points.

Objections:

Access from Ramses Street will **significantly** increase traffic volume, congestion and noise for not only the immediately affected residents but the adjacent quiet residential streets that feed into the Ramses Street access point.

Depreciation of property values of households adjacent to the access road.

Potential household/swimming pool property damage and disturbance during road construction.

Loss of rear yard access.

Breeze will be blocked by dirt mounds or unattractive high fences!

Alternatives for consideration:

Residents recognise the need for sporting fields for the area.

Vehicular road access to be made from Pearce's Creek Road to reduce impact on residential areas due to the increase traffic volume, congestion and noise.

Distance measurements from Google Earth shows minimal distance difference from the Pearce's Creek end and therefore similar construct and land acquisition cost to council. (see attached)

Road access via Pearce's Creek Road is still considerably shorter than other options already considered by council - Gap Road, Alstonville, Southern side of Wollongbar bypass.

Cycle and footpath access for Wollongbar residents be made from Ramses Street and/or existing Rugby facilities on Cerreto Circuit.

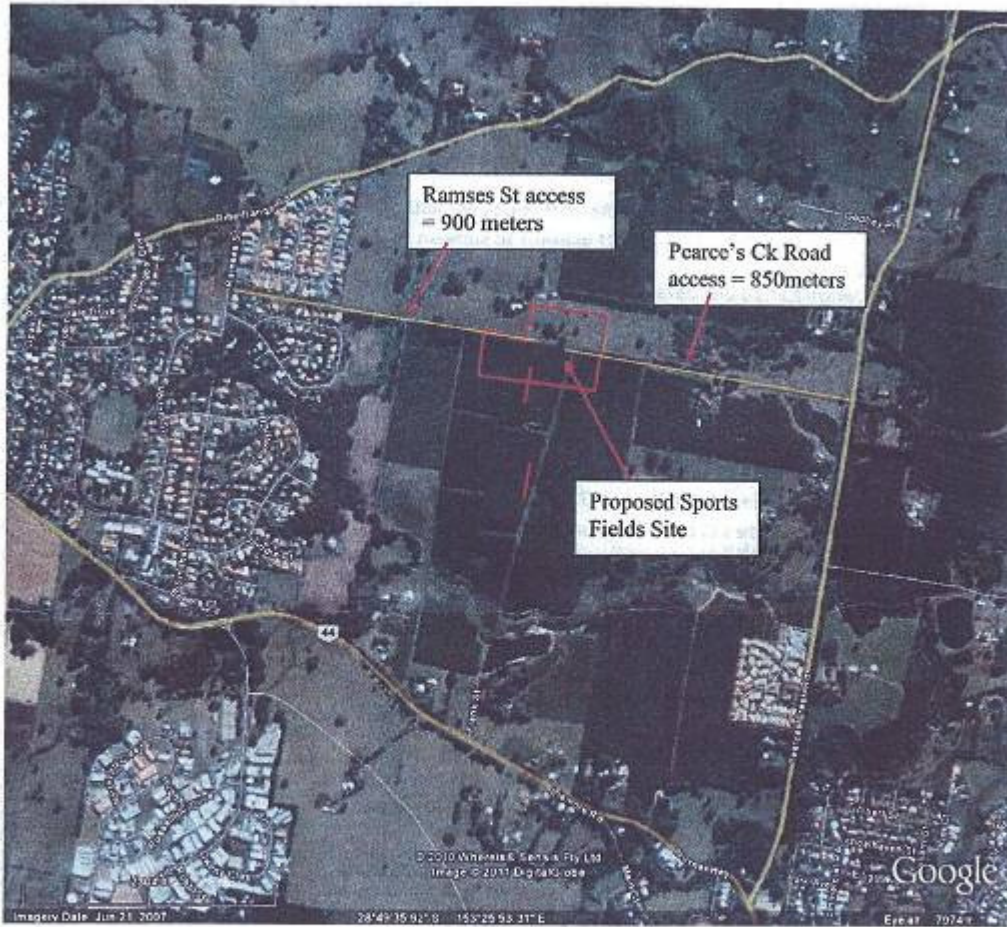
Wollongbar residents including the new Avalon housing estates (2500 residents) will have road access via Rifle Range Road and Pearce's Creek Road and foot/cycle access via Ramses Street cycle way.

We also urge council to push harder in order to obtain land from Barry Porter with the view to construct the road on his property with entrance coming from Rifle Range road. This access would be closer to the new sub division and have much less impact on the current residents of Wollongbar and our way of life.

Thank you for your time and consideration.

Michael and Karina Offley

Proposed Wollongbar Sporting Fields Site



- Mapping information is sourced from Google Earth
- Access from Pearce's Creek Road end (East) of paper road is 850 meters to top of ridge in the centre of proposed sporting field site
- Access from Ramses Street end (West) of paper road is 900 meters to top of ridge in the centre of proposed sporting field site

From: Ana Creevey [anacreevey@bigpond.com]
Sent: Thursday, 3 February 2011 8:57:38 AM
To: Mayor Phil Silver
Subject: Re: Proposed access to sporting field via unmade road between Cerreto Circuit and Hellyar Drive

Dear Councilor Silver (Mayor)

Further to my email of 18/1/2011, after discussions at a meeting of residents from both sides of the unmade road intended to be used as access to the proposed sporting field, I would like to make these further suggestions.

Objections:

Access from Ramses Street will significantly increase traffic volume, congestion and noise for not only the immediately affected residents but the adjacent quiet residential streets that feed into the Ramses Street access point.

Depreciation of property values of households adjacent to the access road.

Potential household/swimming pool property damage and disturbance during road construction.

Alternatives for consideration:

Residents recognise the need for sporting fields for the area.

Vehicular road access to be made from Pearce's Creek Road to reduce impact on residential areas due to the increase traffic volume, congestion and noise.

Distance measurements from Google Earth shows minimal distance difference from the Pearce's Creek end and therefore similar construct and land acquisition cost to council.

Road access via Pearce's Creek Road is still considerably shorter than other options already considered by council - Gap Road, Alstonville, Southern side of Wollongbar bypass.

Cycle and footpath access for Wollongbar residents be made from Ramses Street and/or existing Rugby facilities on Cerreto Circuit.

Wollongbar residents including the new Avalon housing estates (2500 residents) will have road access via Rifle Range Road and Pearce's Creek Road and foot/cycle access via Ramses Street cycle way.

Thank you for your time and consideration.

Ana Creevey
36 Cerreto Circuit,
Wollongbar NSW 2477.

From: Vicki and Mick Kerry [kerry2007@dodo.com.au]
Sent: Thursday, 20 January 2011 5:47:36 PM
To: Mayor Phil Silver
Subject: DA 2010/1057 Vehicular access to proposed Wollongbar Sporting Complex

Dear Mayor Silver ,

As residents of 14 Hellyar Drive Wollongbar, our property will be directly affected by the proposed construction of the access road to sporting fields in DA 2010/1057, as a parent of 3 children (all of whom are actively involved in local sporting clubs) we are very pleased to have a proposal for additional sporting fields for the Wollongbar and Alstonville areas. The size of the fields/complex will be great benefit to all the local sporting community for many years to come.

However we have great concerns with the proposed access to the fields via the narrow corridor between the rear of properties situated on Hellyar Drive and Ceretto Circuit and the volume of traffic that the complex will attract flowing through not only our immediate back boundary but also the surrounding quiet residential streets of Wollongbar. Our understanding of the proposed sporting complex is that events the size of local and regional standard would be able to be held at the venue, not to mention multiple sports being catered for simultaneously all year round (Tennis, AFL, Rugby in winter months and Cricket, Touch Football and Tennis etc in the summer), the volume of vehicular traffic to and from the venue will considerably increase from the current Rugby only traffic/parking problems that occur on Ceretto Circuit Friday nights and Saturday's through winter at present.

With Council's consultants predicting upwards of an additional 170 cars per hour to access to the proposed venue, all via 1 proposed road route which is only able to be access via the existing residential streets of our village, significant vehicular volume increases will be encountered all year round not just in the winter as is the present case, surely access directly from an existing main road (Bruxner Highway via Frank Street, Pearces Creek road via east end of Paper road or Rifle Range Road - but not via local Wollongbar residential roads) should be a priority for safety, noise and reduced road congestion.

We are asking that all other access options be evaluated prior to DA approval, our understanding is that the land proposed to be purchased by council from land holders on Frank Street to accommodate the sporting fields site, access by extending Frank Street directly to the proposed site would be the shortest and most direct and after all it is the land holders on Frank Street who are gaining the most through the purchase of their land by council, not us residents who will be directly affected by the current proposal. Is access from the eastern end of the paper road corridor off Pearces Creek road a safer options with no impact on residential streets.

We recognise that access will required from the Wollongbar side to the proposed complex, particularly with the increase in residents after the current residential expansion commences near the old Drive in site, a footpath/cycle way could be a cheaper and less dangerous option for foot access to the complex by Wollongbar residents and Rugby club players along the western end of the paper road access corridor.

We are asking all councilors to consider the following concerns associated with the DA 2010/1057 and the proposed associated access road;

- Volume of increased traffic to and from the complex through residential streets (safety, noise, congestion and road wear and tear).
- Safer access via major existing roads, not residential streets.
- Impact on the local residents through construction of access road through a narrow corridor in an existing residential areas.
- Damage to houses and swimming pools during road construction (existing residents have concrete pool situated 1 meter from the proposed access road)
- Reduction in property values if an access road replaces a open recreation space between existing residential areas.

We hope that you will consider our concern and look at all options available.

Thank you for your time, if you would like to discuss our concerns we are more than happy to discuss them with you.

Michael and Vicki Kerry
14 Hellyar Drive
Wollongbar NSW 2477
02 66286064 0423 003896

 FREE winter Photo Animations for your email - by IncrediMail

From: Pauline Murray [pauline@hypercow.org]
Sent: Wednesday, 19 January 2011 9:15:23 PM
To: Mayor Phil Silver
Subject: proposed Wollongbar sporting fields

Dear Mr Silver

Proposed Wollongbar Sporting Fields
Access via Reserve at the rear of our property.

We are very concerned and upset by the idea of our green space and tranquil reserve becoming another Road. We do not have fences at the back which has always given us direct access to the reserve which we enjoy and use daily.

Cerreto Circuit at the front of our property already provides access to the Rugby Ground at Lyle Park and also parking on training and game days which wont change with the addition of more sporting grounds at the proposed site.
Representatives from the Rugby Club stated at the public meeting that they did not intend moving to the proposed facilities.

With the high concentration of proposed Tennis Courts, Netball Courts and more rugby ovals in addition to Lyle Park as well as another AFL ground second to the one off Simpson Ave it seems totally unreasonable to make the access via a quiet residential area and reserve.
I have witnessed the Alstonville Tennis Courts in use from 6 in the morning until late in the evenings and we are very worried about the impact on our home and lifestyle in regards to:-
Losing the reserve and rear access to our property,
Being closed in by large noise barriers on our boundary.
Safety, concerning the flow of traffic which would have to use the surrounding streets and funnel in through Ramses Street to use the access to attend all the different sports.
Noise.
Damage to the structure of our home and the dirt and noise pollution during construction.

As residents affected by this proposal, advice has been received from Alstonville Real estate Agents as to the significant de-valuing of our properties if this proposal were to go ahead.

As Wollongbar grows we look to our Council to protect us from development and changes which detract from our quality of life and to honour the assurances we were given before purchasing the land, that the old farm road on original site plans wouldn't be constructed.

As stated by Council, green space has to be provided, so why take away a reserve granted to long time residents and turn it into a made road, when there are alternatives available.
After consultation with residents of Cerreto Circuit and Hellyar Drive affected by this proposal we are not against providing the sports grounds to allow for the growth in population of the area. We are in agreement that a public walkway and cycleway through the reserve would give local people a safe access to the grounds.
All vehicle access to the sporting fields to be made by an alternative route.
Ideas put forward were..
The extension of Frank Street, where the land is being purchased.
Access via Pearces Creek Road.
Access via an extension to Cerreto Circuit on the boundary of the existing Lyle park sporting ground. Making Cerreto Circuit into a one-way loop.

We submit to you our strongest opposition to the road access proposal off Ramses Street through the reserve at the rear of Cerreto Circuit and Hellyar Drive and ask for your understanding and support in voting against this proposal.

yours sincerely,
Pauline and Gerald Murray and family.

42 Cerreto Circuit, Wollongbar.

Christine Molyneux
Unit 2/ 56B Cerreto Circuit
Wollongbar NSW 2477
Ph: 02-66280176 or 0419 912219

Ballina Shire Council
PO Box 450
Ballina NSW 2478

January 19, 2011

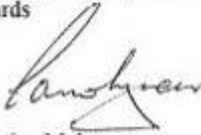
Re: DA No: 2010/1057

Dear Sir or Madam,

Submission of Objection to the above mentioned Development Application to create a road on the reserve between Cerreto Circuit and Hellyar Drive off Ramses Street. (Access could be placed off Rifle Range road – which is already a main thoroughfare, and not impact on residents.)

- 1.) Privacy of residents/ tenants of the three units which would be adjacent to the new road service. The units are all built on the back of 56B Cerreto Circuit, therefore the increased noise and intrusion of car lights into living rooms and bedrooms from passing traffic, much of it in the evenings, would be considerable. Will double glazing be provided with tinted windows to protect the privacy of residents and mitigate the increase noise levels from passing traffic? At whose expense??
- 2.) Safety concerns for the premises – no existing fences are located at the rear of the premises and they have direct access to the reserve area. Therefore stones may break the windows and doors of the units from passing vehicles. The buildings may be at risk of vehicles crashing into them as they would only be approximately 3 metres from the roadway.
- 3.) Passing vehicles may use the laneway for parking, and impact on the safety of the residents. Will safe fencing be provided for the residents to mitigate these risks?? At whose expense??
- 4.) Risk of Flooding because of increased run off from sealed surfaces into the grounds of the units, as they are below the proposed roadway. This will be caused by the lack of area to absorb heavy rain. Will sufficient drainage be put in place to mitigate this risk to the residents, buildings and contents of the units?
- 5.) Collapse of retaining walls due the impact of heavy vehicles, both during and after the construction of the roadway. Will new and heavier retaining walls be built to safeguard these premises? At whose expense????
- 6.) Personal safety of children and families who use the reserve for a safe play area, and walking for health. Will there be a constructed safe cycle way and walking area?
- 7.) Increased risk to pets of the residents.
- 8.) Higher pollution in the immediate residential area from increased traffic.
- 9.) Lighting at the sides of the roadway impacting on the residents all during the night, shining into the windows of the residences. Increased cost of window coverings etc!!
- 10.) If new fencing is placed behind the buildings – this will directly affect the airflow into the buildings from the northern aspect. This will result in increased heat within the units and adversely affect the health of the residents. The units benefit from cooling breezes from the north. Increased cost of cooling the buildings – possibly requiring air conditioning to be fitted – a direct financial impact on the cost of electricity to residents in the units.
- 11.) As this roadway will be straight – it will have an increased risk of drivers speeding along the road – will speed humps be placed to slow the traffic, and help mitigate the risk of accidents causing possible injury to the residents and buildings.

Thanking you for your consideration.
Regards


Christine Molyneux



1714341
ACKNOWLEDGED

emailed to CCL
on 20/01/11



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

Greg & Roslyn Potter
24 Hellyar Drive
WOLLONGBAR NSW 2477

19th January, 2011

RE: DA 2010/1057 – Proposed Wollongbar Sports Fields

Dear Sir/Madam,

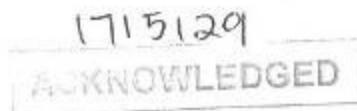
We wish to lodge an objection to the above mentioned Development Application lodged by Newton Denny Chapelle on behalf of the Ballina Shire Council.

Let us state from the outset that we support the concept of additional sporting facilities for Wollongbar to cater for future population growth. It is the access road to the proposed sporting fields between Cerreto Circuit and Hellyar Drive in particular that we object to.

This road reserve is currently widely used by the local community, families and children as part of their daily recreation activities. It is also a big reason why residents of Hellyar Drive and Cerreto Circuit purchased or built homes in these streets. We were under the impression when we purchased our block of land that there would never be a road through this reserve. It is also used for rear access to properties, and as a walkway to and from Lyle Park Oval.

We feel that this particular access road option has been chosen hastily by council and that they have underestimated the impact that this road would have on residents and the community during and after construction. There are other possibilities available for an access that need to be explored more extensively, that could possibly have less impact on local residents, cost council less, and still serve the intended purpose.

At the community meeting held on November 15, 2010 at the Wollongbar Hall, there was an overwhelming number of people very concerned and opposed to this proposed access road. Representatives from council indicated to all present that there would be time, effort, and money invested in looking at the alternatives put forward prior to the DA being lodged (at least this was my interpretation). These suggestions included accessing the proposed sporting fields off Peares Creek Road; Rifle Range Road; Frank St; or extend Cerreto Circuit. To our knowledge council has not seriously looked into these alternatives as promised.



We have a number of concerns about the proposed access road:

Safety

Constructing a road of this nature in this location is inviting irresponsible driving. It would resemble a drag strip (whether there are speed bumps or not), and the temptation would be too great. What traffic controls does council propose to reduce this? Has council has discussions with the local Police?

Timing of DA

One can't help but feel that council has deliberately lodged this DA at a time of year when many residents would be away on holidays and not in a position to lodge a submission.

Lack of Detail

The DA is very basic and lacks the meat residents require to make a decision on where they stand. Again, we can't help but feel that council has rushed this through, without exploring alternatives suggested at the community meeting by concerned residents.

Traffic Congestion

With a proposed seniors living complex on the Western side of Ramses St, we fear that if this access road is constructed, traffic movements in the Ramses St, Hellyar Drive, Rubiton St, and Rifle Range road vicinity will be congested, as this will mean three intersections very close together, again compromising the safety of local residents and their families.

We request that council invest time, effort and money into exploring all possible avenues for an access road other than the Ramses Street option, so as to reduce the overall impact to as few residents as possible.

We request that council reject the Development Application.

Yours Sincerely,



Greg and Roslyn Potter

From: Ana Creevey [anacreevey@bigpond.com]
Sent: Wednesday, 19 January 2011 4:38:25 PM
To: Mayor Phil Silver
Subject: Re: Proposed access to Sportsfield via unformed road between Cerreto Circuit and Hellyar Drive

Dear Mr Silver, Mayor,

I have been living at 36 Cerreto Circuit, Wollongbar since 2005. Since that time there have been four houses built at the back of me. I found the noise and dust associated with the building of these houses extremely unpleasant.

I was told that the reserve (unmade road) at the back of me would never be built on.

Now this is a nice quiet area where people go for walks with their dogs or walk just for exercise. Also children and youths play on the reserve (unmade road). The residents in the houses along this strip of land are able to have access to the back of their properties for the purpose of landscaping, delivery of gardening materials, tree trimming, swimming pool construction etc.

The attraction of this place for me when I bought it was the openness and peace and quiet. When friends visit they remark on the space that the reserve (unmade road) lends - not having neighbours at the back fence.

You will find no high colour bond fences on the Cerreto Circuit side, in fact, a lot of homes have no fences to allow for easy access.

The benefits that will be lost will be:

- Freedom to come and go
- Access to the rear of our properties
- The view
- Peace and quiet
- Walking tracks
- Playground for children and youths

The problems will be:

- Year round traffic
- Noise of traffic
- Pollution from car fumes

The fact that there will be summer and winter sports at the new sportsground means that the traffic along this reserve (unmade road) will be all year round, whereas before with the football field this was only in the winter.

I'm sure all the residents in this area agree with me. We don't want this road. Surely there is another solution to the access of this Sportsground.

Yours sincerely

Ana Creevey

file://C:\DataWrks\temp\1711747\dwa1F.htm

27/01/2011

From: Brian Whelan [brianwh42@bigpond.com]
Sent: Wednesday, 19 January 2011 9:27:36 AM
To: Mayor Phil Silver
Subject: Concern Over Access to Proposed Wollongbar Sporting Fields

To Phil Silver, Mayor, Ballina Shire Council

Dear Sir

This proposal is causing considerable anxiety and distress to affected residents of Cerreto Circuit and Hellyar Drive and I am writing this to draw your attention to several aspects of the proposal that are being seen as unreasonable and unfair.

1. It destroys an amenity that currently provides considerable community value as a passive recreation area
2. During the construction phase, the movement of heavy vehicles, earthmoving equipment etc would create an enormous disturbance and loss of living quality. There is also the likelihood of damage to existing structures such as swimming pools
3. When completed, high traffic movements during most of the daylight hours and continuing into the evening would be a constant disturbance to residents adjacent to the road. Street lighting would be a further loss to quality of life.
4. Such a development would almost certainly lead to a major increase in anti-social behaviour impacting directly on residents. Plans so far have not indicated any attempt to address this issue or even that it is seen as a problem that needs addressing.
5. Rear access is a major facility for a large number of residents. This is likely to be lost under this proposal.
6. A major fall in property values will occur along this road.

When these points have been raised with the relevant Council Planners, they have been treated somewhat dismissively with statements along the lines that this has always been a designated road and that this proposal could have been anticipated. Tested in a court of law this may well be right, but morally that position is questionable. These "paper roads" exist throughout the district and are rarely, if ever, used for anything other than passive recreation, farmland etc. I would doubt that there has ever been a case where one was converted to a high-traffic thoroughfare through an established residential area.

A further cause for concern has been the poor communications regarding details of the plan. At different times Council representatives have made statements that have later been contradicted. Also, it has not been explained why several apparently viable alternative access options are not being considered. This has led to the view among some residents that their opinions will not be taken into account when the final decision is made.

My understanding is that this proposal is what Council Planners/Consultants have put

forward. However this needs to go before Council before final approval is given. I therefore am seeking your assistance in ensuring that every opportunity is given to residents to have their plight considered and that all other options are explored so that a major and long-term destruction of our quality of life does not occur

Brian Whelan

Terry Prendergast
1336 Teven Road
Alstonville, NSW 2477

Attention: Naomi McCarthy, Ballina Shire Council
Reference: DA No. 2010/1057

January 18, 2011

Dear Naomi,

This letter relates to the subdivision of Lots 2 DP 875030, Lot 4 DP 600108 and Lot 4 DP 578242 to develop a number of sporting facilities and supporting infrastructure. My submission to this proposed development raises issues covered by four main points:

- Divergence from Ballina Shire Council's long term planning commitments;
- Duty of care associated with landholders and other stakeholders;
- The right to farm "prime agricultural land" of state significance; and
- The impact to surrounding land value.

Principles of Effective Buffer Zoning & Commitment to Long Term Urban Planning

Chapter 15 of the Ballina Shire Combined Development Control Plan¹ outlines the overarching strategy and development conditions of the Wollongbar Urban Expansion Area. It is clear that the lots mentioned above pertaining to the proposed development are not referred to in the Control Plan and is contrary to the requirements of the Plan.

The proposal does not appropriately address best practice urban planning nor does it fit within the stated objectives of the Control Plan or serve the best public interest associated with conflicts of interest between landholders (farmers, council, sporting clubs) and potential stakeholders (sporting clubs, social users, spectators).

The Control Plan allows for an area on Riffle Range Road (See attachment - Zone 6a, Figure 3 taken from the control plan) for the purposes included in the proposal which is within the urban expansion area and appears to be well suited to the overall control plan and would allow effective use of the land by the community due to the adjacent village zone and main road access. The proposal does not fit the control plan and adequate reason is not given as to why the control plan is not being followed.

It is understood that buffer zones are in place to protect all stakeholders and to provide mutual community benefit. There is logic (which would appear reasonable) where existing buffer zones maybe adjusted where congruent land use is proposed, this may include the development of urban land (housing, parkland, sporting fields etc) contiguous with existing urban land which would result in the buffer zone retreating as a result of boundary adjustment. The proposal area is not contiguous with existing urban land and therefore results in the need for additional land required as a buffer zone around the entire perimeter of the development.

In the case of the final stage development of the Wollongbar Industrial Estate which was placed within a zone of agricultural land in a rural setting a five meter buffer zone was placed within the development zone in what appears as a token gesture (ie not effective in providing a buffer between incongruous land use) in response to an objection to the proposal. In the best public interest it is suggested expert option is sort to advise on appropriate buffer width for this type of development within an active spraying zone.

The developer of the Industrial Estate was in effect the Ballina Shire Council and it is understood that this proposal is being funded by Section 94 contributions which also places Ballina Shire Council as the effective developer of this proposal. It appears this proposal is not consistent with existing guidelines, strategy or requirements that are imposed on private developers and furthermore contradicts long term planning objectives that have been through exhaustive public exhibition, consultation and final endorsement by the council.

Duty of Care (Community Health, Visual Amenity, Environment Matters)

The proposal does not adequately address how the development can serve the best public interest as it will subject users of the proposed sporting fields to potential spray drift and water management issues associated with the different land uses the proposal would instigate.

The existing visual amenity (flood lighting at night, buildings, roads, drainage) and noise pollution associated with urban sporting fields will dramatically change the existing amenity of the area. Neighbouring landholders will bear the burden to provide appropriate amenity for an urban development in a rural setting.

Community health issues associated with normal operations of adjacent farming may be irreconcilable. Users of the proposed development playing sport will likely be in a state of exertion including elevated breathing rate, sweat and heart rate which would logically increase the effects of any exposure to spray drift and dust associated with normal farming activities. It is not clear how a farmer would be able to comply with safe farming practice and occupational health and safety requirements in communication potential hazards to stakeholders and neighbours. Notification of chemical spraying is required within the nominal radius of 300 metres from point of spray release, however the proposal does not account for this and actual acts to reduce the urban buffer put in place to protect our communities from these impacts as well as the right to farm.

A nominal buffer zone (as in the case of the industrial estate development) will not be effective in mitigating the impacts of normal farm operation, furthermore the burden to provide an effective buffer zone should be placed on the developer or by way of compensation to affected landholders.

The Right to Farm - Incongruent Uses and Land Use Conflict

The impact of a social urban development as set out in the proposal in a rural setting that is actively farmed and is of high agricultural significance (prime agricultural land). It is unclear why a sporting field and associated infrastructure should be placed in the middle of productive farmland to the detriment of the productive use of the land and the risk of the community who may use the sporting facilities.

Land Value Implications

The loss of amenity that this proposal implicates would have a definite affect on adjacent and nearby land values. Additional operational burdens would increase operational and administrative costs while imposing impractical constraints on the landholder.

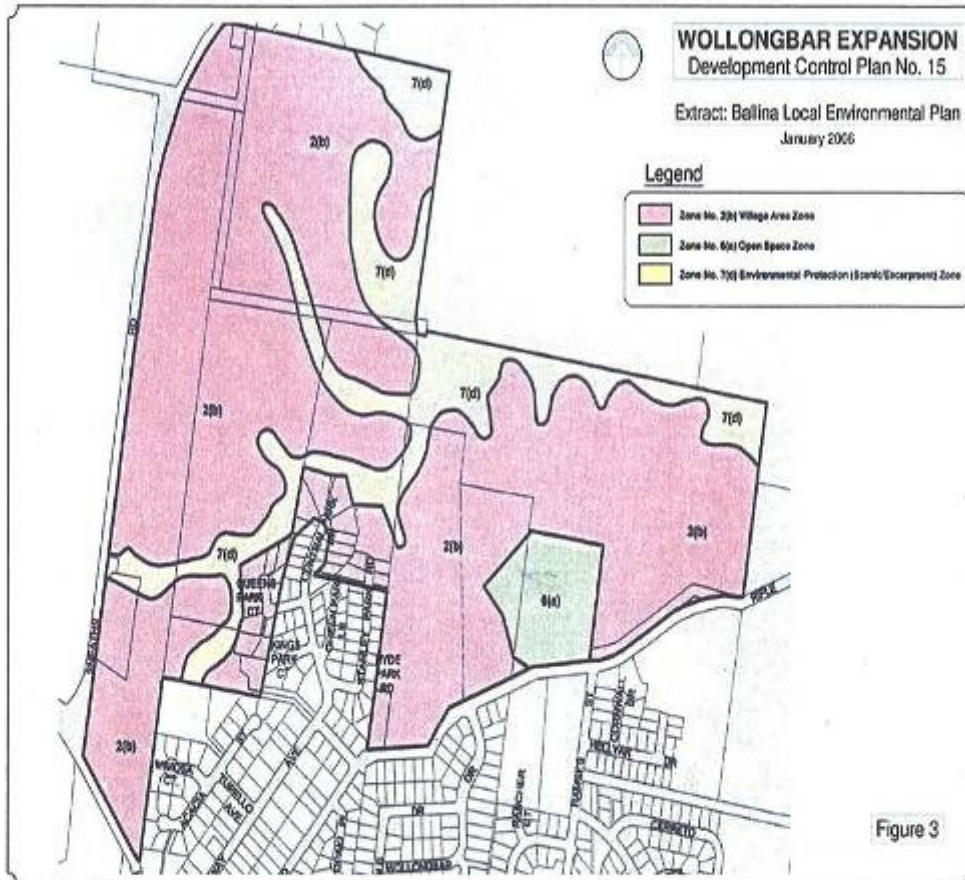
Associated OH&S issues already mentioned in this submission would have significant effects on farming operations and effect the bottom line of the farming operation through impacts to quantity and quality of produce which would further reduce land value.

The points raised above attempt to structure some thinking regarding the overall control plan and specifically this proposal. I look forward to Council's comments in response to these matters.

Regards,

Terry Prendergast

Attachment



The objectives of the 6(a) zone are:

- (a) to identify land that is used or capable of being used for active or passive recreation purposes;*
- (b) to encourage the development of open spaces in a manner which maximises the satisfaction of the community's diverse recreation needs; and*
- (c) to enable development associated with, ancillary to or supportive of recreation use; and*
- (d) to enable development that assists in meeting the social and cultural needs of the community."*

¹http://www.ballina.nsw.gov.au/content/uploads/combdcp_chapter15_wollongbarurbanexpansionarea_am.pdf

1713228

copy emailed
also →

Naomi McCarthy

ACKNOWLEDGED



18 January 2011

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

Dear Sir,

Re: DA NO 2010-1057

We are writing to formally submit our objection to the proposed access to the sports fields from Ramses Street along the unformed road reserve between Cerreto Circuit & Hellyar Drive Wollongbar.

• **PUBLIC RESERVE**

We purchased our home just over 12 months ago and at the time of purchase we were advised that the land between Cerreto Circuit & Hellyar Drive was a public reserve, we were never at any time advised that this land was actually an unformed road. We are at a loss how Council can state on public signs that the land is a Public reserve with no vehicle access and then when it suits their purposes this can be changed to an unformed road, should the sign that is shown on Ramses Street not state the true identity and not confuse the local community.

• **PLANS FOR NEW ROAD & INFRASTRUCTURE / BUFFER ZONE**

To date no details have been given to the residents how this proposed road would effect adjoining properties, we have concerns should this proposal go ahead regarding the drainage from the new road and the proposed sound barriers and how far these barriers will be placed from our boundary and the maintenance between the barriers and our boundary fences.

What type of proposed buffer zone is council proposing? One of the reasons we purchased this property was that it is an open green zone between us and our neighbours in Hellyar Drive, we do not want to lose our friendly neighbourhood atmosphere that we have and any type of construction of walls will change this dynamic.

• **SAFETY**

At the community meeting it was stated that during peak periods there could be 170 cars utilizing this new road. Will there be speed bumps to limit speeding cars and should we have to expose our children to not only large amounts of traffic at our back door but also the amount of traffic that will still be utilizing Cerreto Circuit when attending the Rugby matches at our front door. If in our position would you want your children subjected to these undue risks??

• **SECURITY**

We currently have had experiences with large groups of teenagers congregating at regular football matches, who are not there to watch the football (which we have no objection to) but to make public nuisances of themselves drinking and drag racing up the streets and then leave trash all over our footpaths and streets for the locals to clean up. Now we can expect this at our back door, will Ballina Shire Council be providing security at sporting events so we still feel safe in our backyards?

- **DEVALUATION OF EXISTING PROPERTIES**

Concerns have also risen regarding the devaluation of our property. Independent Real Estates have said that properties adjacent to the road would lose value how do we regain our properties value if this is the case.

- **PROPOSED NEW SPORTING FIELDS & NECESSITY FOR MORE?**

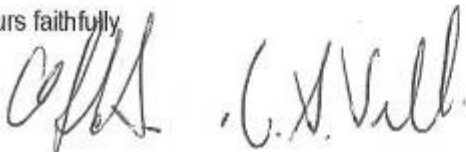
In stating our objection to the proposed road for the new sporting development, we are not stating our objection to the proposed sporting venues just the access and why consideration has not been given for access from Rifle Range Road or Frank Street where the properties have been purchased, so it does not impact on the current community.

However in saying that, does the Wollongbar/Alstonville community need an additional two full size rugby union fields when it was stated at the community meeting that the Alstonville/Wollongbar Rugby Club have no intention of moving from their current premises, do the rate payers of our shire really need this additional cost in these current difficult financial times.

- **CLOSING DATE OF SUBMISSIONS**

Finally we also object to the closing date for submissions given that the application was lodged 14 December 2010 and the concerned residents were only notified the week before Christmas (21/12/10) when most families are on holidays or going away, giving the affected families hardly anytime to lodge objections, or was this a maneuver to limit objections.

Yours faithfully,



ALAN & BETH SILK
38 CERETTO CIRCUIT
WOLLONGBAR NSW 2477
PHN: 02 6628 8167
E-Mail: absilk@bigpond.com

** Objection letter e-mailed 19/01/11, original with signatures sent in mail **

1712148
ACKNOWLEDGED

Mr W M & Mrs M M Godfrey
169 Pearces Creek Road
ALSTONVILLE NSW 2477

January 17, 2011

Attn: Naomi McCarthy / Jenna McNabbs
Ballina Shire Council

RECORDS
SCANNED
19 JAN 2011
Doc No: 1712016
Batch No:

Dear Naomi

Re: DA 2010/1057

We refer to the above Development Application that is in relation to the subdivision of neighbouring lands adjacent to the south western corner of our property and the proposal to develop a number of sporting facilities and supporting infrastructure.

At this stage, and prior to satisfactory comment from Council in answer to our concerns which follow, we are not resistant to the proposal. We do however have three principal concerns in relation to this development these being;

- *the potential for land use conflict between our long established horticultural operation and an immediately adjacent new non-agricultural development;*
- *how the above will impact on our right to farm the land and;*
- *the potential for drainage waters from the development to impact to a greater extent on our land above that which occurs at present.*

Prior to making more detailed comment in relation to our principal concerns we would first of all like to make reference to the Ballina LEP and the Northern Rivers Farmland Protection Project.

Ballina LEP

The Ballina LEP zones our land and also the lands that are proposed for this development as 7(i) Environmental Protection (Urban Buffer) Zone. The objectives of this zone and our comments are as follows:

- A. The primary objective is to create a rural buffer in the locality of Alstonville and Wollongbar and to prevent development of an urban character within any part of the zone which is likely to be seen by existing or likely future residents of the villages of Alstonville and Wollongbar or from a major road in the locality.

The proposed developments are purely urban in character as they will be utilized predominantly by residents from Alstonville and Wollongbar. It would be our belief also that the proposed development would be observable from Rifle Range Road nearby to the north.

- B. The secondary objective is to enable development as permitted by the primary and secondary objectives of Zone No. 1(a1), except for development which would conflict with the primary objective of this zone.

The primary and secondary objectives of Zone No. 1(a1) relate to the preservation and protection of rural land for existing or potential agricultural use. We make further comments in this letter in relation to the potential for land use conflict developing between our intensive and purposeful horticultural operation and the proposed development and in doing so how this will potentially threaten the use of our land for agricultural production.

- C. The exception to these objectives is development of land within the zone for public works and services, outside the parameters specified in the primary and secondary objectives.

The proposed developments may help to support the recreational requirements of the residents of Wollongbar and Alstonville however it is difficult for us to categorise sporting fields in the same category as hospitals and schools.

The Ballina Urban Land Release Strategy¹ has classified lands on the northern side of Rifle Range Road and extending to the west to Sneaths Road as 1(d) Urban Investigation. Council has communicated that the former "drive-in" site does not have the space to accommodate the sports facilities buffer zones that are required. Hence therefore the supposed need to develop the sports facilities on lands elsewhere from the 1(d) zone. It is difficult for us to understand how Council did not initially accommodate enough land for facilities of this nature when the lands to the north of Rifle Range Road were initially zoned to 1(d) Urban Investigation. As it is this development which is purely urban in nature is now to be developed on lands that were not and are not classified as urban investigation but that which are rather located within an area of prime agricultural land as categorized by existing and potential agricultural uses.

It would appear therefore that existing agricultural land owners within this area of the 7(i) zone are required to provide (land, potential lost production due to land use conflict) for the needs of urban residents whom are separate to their lands. Again, should not these facilities have been more adequately planned and provided for within the 1(d) zone that is more appropriate to these developments?

The Northern Rivers Farmland Protection Project

We also refer to the inherent agricultural value of our land which from our understanding is quite high. We do this because we had understood that identified high value agricultural land within the Ballina and other shires was to be protected for long term, purposeful agricultural use from inappropriate or conflicting developments; that rural resources were to be preserved and protected from encroaching urban or other incompatible uses and that rural land use conflict was to be minimized through the provision of appropriate land use buffers and other strategies².

The Northern Rivers Farmland Project³ classifies the land within our property as a combination of Regional and State Significant Farm Land. Independent assessment has classified the land as Special Class horticultural land; that is it is land which, because of a combination of climate and soil, is well suited to intensive production of a crop or a narrow range of crops whose special requirements limit their successful culture to such land⁴. While Councils are not required to base their agricultural protection zones on the farmland protection mapping, the project did provide recommendations that it be used as a planning tool for future strategic planning. We refer to the following extracts from the Farmland Protection Project that we believe are relevant to this situation.

Regional farmland objectives

1. To establish the priority of legitimate rural uses (farming, conservation, extractive industry, forestry, rural industry) over non-rural uses, without one rural use necessarily having preference over another rural use.
2. To recognise and conserve the best agricultural land in the region for current and future rural uses.
3. To prevent fragmentation, alienation and encroachment of the most important agricultural areas by land uses unrelated to agriculture and rural uses.

Planning principles

1 State significant farmland: urban and rural residential development

State significant farmland cannot be considered for urban (including housing, retailing and other uses normally located within towns) or rural residential rezoning. The only exception is where the land is identified in a council settlement strategy which has been agreed to between December 1994 and December 2004 under clauses 20 or 38 of the North Coast Regional Environmental Plan (or placed on public exhibition by the end of 2004 and subsequently approved). Councils when preparing new settlement strategies cannot consider state significant farmland for inclusion.

4 Regionally significant farmland: future urban strategies

Regionally significant farmland is not an absolute constraint to future strategic urban development. Councils when preparing new urban settlement strategies under clause 38 of the North Coast Regional Environmental Plan can consider regionally significant farmland for future urban use if all of the following apply:

- the proposed new urban area or use would form part of the urban areas of Lismore, Murrumbidgee, Kyogle, Casino or Ballina¹ and no viable alternative land is available in proximity to those towns, or it would form a minor 'rounding-off' 2 on the edge of an urban centre which would make good planning sense given the nature of the locality; and
- it would be adjacent or close to an existing zoned urban area; and
- it would not significantly undermine the integrity of a regionally significant farmland area by creating wedges or spikes of urban development; and

¹ Ballina Shire Council (2000), *Ballina Urban Land Release Strategy 2000*

² Ballina Shire Council (2009) *Ballina Shire Combined Development Control plan – Chapter 18 Rural Land*

³ Department of Infrastructure, Planning and Natural Resources, NSW Department of Primary Industries (2005) *Northern Rivers Farmland Protection Project. Final Recommendations.*

⁴ RLEM. *Rural Land Evaluation Manual* (1988), New South Wales Department of Planning Sydney.

- it would not compromise local or regional agricultural potential by alienating agricultural infrastructure or agricultural transport routes, or decreasing 'critical mass' for any existing agricultural industry; and
- it would not create impacts which would compromise the agricultural use of nearby regionally significant land; and
- it would not be located in an area where there was an identified risk of land use conflict near an existing agricultural enterprise; and
- it would not involve filling part of a floodplain unless consistent with a floodplain management plan prepared in accordance with the Floodplain Management Manual.

Therefore while we are not at this stage resistant to the development (provided our specific concerns which follow are adequately addressed) we do however acknowledge that this development does appear to be in contradiction to the objectives of various government planning policies.

Land-use Conflict and the Right to Farm

Our property is utilized predominantly for intensive horticulture; namely macadamia production. The orchard is characterized by approximately 5,000 mature macadamia trees that are approaching 20 years of age. The orchard is therefore of a significant enough scale to classify it as a purposeful agricultural operation. Over the life of the orchard significant investments have been made to maintenance and operation as well as infrastructural and machinery improvements (dehusking shed, tractors and ancillary equipment).

With the development of the lands immediately to the south-west of our property, our orchard would, with the exception of grazing land to the west be surrounded on all sides by non-agricultural land uses all of which (rural residential, urban related use) either separately or in unison produce a higher than desirable risk of land use conflict and this we believe is irrespective of our adoption of best practices for conflict avoidance.

In short we are extremely concerned that our right to farm the land and utilize it according to its agricultural potential will, with developments of this nature, be severely compromised. We acknowledge that the right to farm the land comes with a minimum level of responsibility to both the community and the environment. However we also acknowledge that we live within a rural area and that therefore "routine and lawful rural land management practices will generally have precedence in rural areas, and new or prospective landowners should accept that agricultural and rural industry operations are a part of rural life."⁵

We also refer to the value of our land from an agricultural real estate perspective. This development and the greater potential for land use conflict that it will represent will pose greater limitations on achieving optimal and practical farm management and this will potentially therefore impact upon production and the value of the property. From our perspective any prospective buyer who is looking to purchase a purposeful agricultural operation would pay more money for such an enterprise that was not situated immediately adjacent to such a sensitive and conflicting land use.

Is Council able to provide therefore a guarantee that if the property was sold in the future that the sale price achieved would (ignoring inflationary factors and fluctuating real estate trends) be at the least the same as that which would be achieved if the property did not have such a conflicting land use as an immediate neighbour? If Council is unable to provide such a guarantee will Council provide us with compensation according to the foregone lost value of the property in light of the proposed development?

Application of Pesticides

One particular area of farm management that we believe will be adversely impacted is pest and disease management; that is the application of pesticides. It is best practice to apply chemicals only during conditions of light breezes that are blowing away from sensitive land uses. With sensitive land uses (including the proposed development) occupying lands to the north, east and south the majority of our spray applications will only be able to be carried out when light breezes are blowing from east to west. That is the proposed sporting fields will, if developed, at the minimum potentially impact on our orchard productivity through a restriction in the conditions during which pesticides are able to be applied without risk of land use conflict.

⁵ Learmonth, R., Whitehead, R., Boyd, B. and Fletcher, S (2007), *Living and Working in Rural Areas – A handbook for managing land use conflict issues on the NSW North Coast.*

The application of insecticides and fungicides within our orchard is undertaken only when necessary and according to an IPM program that is undertaken annually. Furthermore, to avoid any development of conflict and to maintain neighbourly relations, we as chemical users provide notification to all neighbours of any intended chemical applications.

Depending on the insect and disease pressure of the particular season up to five separate insecticide or fungicide sprays may be required. For all spray applications undertaken it is critical for optimal yield and quality that these operations be carried out as soon as possible (that or the following day – irrespective of the week day) after the professional pest and disease scout provides the recommendation to do so.

With that in mind is the Council able to provide a guarantee that our ability to apply insecticides, fungicides or herbicides within the recommended timeframes, following the notification of neighbours and according to suitable weather conditions will not be hampered by any event/s (e.g. sporting fixtures) at the proposed sporting fields and facilities?

Buffer Zones

We understand that in situations of this nature where conflicting non-agricultural land uses are to be situated in close proximity to existing agricultural operations, buffer zones are required to be situated along relevant boundaries so as to assist with the avoidance of land use conflict. The design specifications of buffer zones seem to vary according to the nature of land use (potential or adopted) that abuts or is in proximity to sensitive land uses.

Buffer zones can be in the form of separation zones, vegetative/biological zones or property management zones⁶ and the minimum specifications seem to vary between publications.

- The Ballina DCP Chapter 18 – Rural Land provides a guide to minimum buffer distances between various land uses and potential sensitive uses (e.g. residential) and these are listed in Table 3.1, page 12 of the document. Other than macadamia de-husking facilities no mention of macadamia or other intensive horticultural orchards is given.
- Table 6: Recommended minimum buffers (metres) for primary industries of the Living and Working in Rural Areas handbook does however provide more detailed information and quotes a minimum buffer zone of 300 metres for horticulture and residential areas and urban development. This same document mentions the potential for biological and vegetated buffers that are commonly used for aesthetic and drift (dust and chemical) management. No design specifications are however given for these biological buffers.
- The Lismore Development Control Plan – Chapter 11 Buffer Areas seems to provide the most detailed design specifications for situations of this nature. This document recommends a minimum distance of separation of 150 metres where there is no planted buffer or alternatively an 80 metre distance of separation (to a dwelling) that includes a biological buffer of minimum width of 30 metres⁷.
 - It is acknowledged that a sporting field does not constitute a dwelling; however during sporting events it is also acknowledged that sporting fields would be associated with a significantly greater population of people than would any single dwelling. Additionally athletes partaking in sporting activities within the ovals would in many instances (depending on the sport) have a significantly higher rate of breathing (and therefore we would presume a greater chance of inhaling air borne particles – dust, chemicals) in comparison to say a urban resident whom may for instance be gardening. Furthermore there is also the location of the clubhouse, amenities and carpark to consider in this regard.

In regard to property management buffers which could possibly be for instance an alteration to existing chemical application patterns, we are aware of situations elsewhere within the Northern Rivers where owners/operators of agricultural enterprises have been forced to adopt a no spray zone within certain areas of their property/s (e.g. boundaries adjacent to residential areas) and that this has not necessarily been as a result of an order from a governing authority.

⁶ Ballina Shire Council (2009) *op cit*

⁷ Lismore City Council (2007). *Lismore Development Control Plan – Chapter 11 Buffer Areas*

In light of the above if we are similarly forced to adopt a no-spray zone within a specified area of our property that is adjacent to the proposed sporting fields, can Council indicate whom will provide us with compensation for the lost value of macadamia production (yield and quality) that will result from our inability to provide adequate pest and disease control measures within these areas?

Irrespective of the type of buffer that is to be implemented (assuming it is the intention to incorporate a buffer zone in the design process) it is our understanding that it is the requirement of the developer of the encroaching development to incorporate the buffer zone onto the land that they are developing^{8 9 10 11}.

Can Council therefore indicate whether a buffer zone is to be implemented within the design process of this project? If a buffer zone is to be implemented can Council provide definitive specifications as to the location, width and species planted? For instance according to the published information available it is our understanding that a suitable buffer zone would need to be at least 80 metres wide with an incorporated 30 metre wide zone of vegetation, that this zone would need to extend along the total length of the proposed development, that this buffer zone would need to be developed on the land that is associated with the proposed development and that this buffer zone would need to be developed to a suitable standard (height of vegetation) prior to operation of the proposed development (sporting facility).

A buffer zone that incorporates a vegetative zone will assist with controlling spray and dust drift. While we undertake all chemical pesticide applications according to recognized best practices¹², e.g. applying chemicals only during periods of favourable weather conditions (light breeze blowing away from sensitive land uses), sudden unforecast changes in weather direction and speed may mean the unavoidable drift of chemical spray particles towards sensitive land uses.

Is Council therefore able to provide a guarantee that any buffer zone to be developed will be of a sufficient standard to avoid a worst case scenario of unintended spray drift into the area of sporting fields and associated infrastructure?

Areas of vegetation such as those which commonly occur along property boundaries, within natural drainage lines and watercourses are often a habitat for rodents and in particular rats. Rats are a major pest of economic significance for macadamia orchards within the Northern Rivers and according to our agronomist are potentially the greatest pest of concern next to Fruit Spotting Bug.

Management practices for the control of rat populations and therefore rat damage within macadamia orchards, in addition to baiting, take the form of general orchard maintenance – cleaning up of orchard peripheries, headlands and gullies etc. Rats avoid open spaces and so the slashing of grass within tree rows and along row headlands is one such operation that is commonly undertaken.

If a zone of vegetation as a part of a buffer area was to be planted along and adjacent to our boundary that abuts the proposed development it is very likely that this will provide additional habitat for rat populations and that our existing rat control program (that is undertaken according to industry best practice) will not be adequate to provide satisfactory and economic control of this pest.

In light of this it would therefore be our request that any vegetative buffer zone to be implemented be planted at a distance of at least 10 metres from our adjoining boundaries; that is to provide a 10 metre zone of open space through which published research indicates that rats are less likely to move across.

Is Council also able to provide comment as to whom will be responsible for the maintenance of any implemented vegetative buffer zone and what this program of maintenance will constitute?

⁸ Ballina Shire Council (2009) *op cit*

⁹ *ibid*

¹⁰ Learmonth, R., Whitehead, R., Boyd, B. and Fletcher, S (2007), *op cit*

¹¹ Department of Infrastructure, Planning and Natural Resources, NSW Department of Primary Industries (2005) *op cit*

¹² Australian Strategic Planning Pty Ltd (2003), *Code of Practice for the Control of Spray Drift and Use of Chemicals in Macadamia Orchards. "A Good Neighbour Policy"*.

Furthermore in the event that any implemented vegetative buffer zone results in an increase in the rat populations moving into and subsequently causing greater economic damage within our orchard is Council able to provide comment as to whether or not any compensation for damages will be available to ourselves for the value of lost production?

Drainage Waters from Neighbouring Lands

During periods of excessive rainfall, runoff waters from neighbouring lands to the west and southwest flow onto our property and depending on the intensity of rainfall received have in the past caused a significant level of soil erosion.

Is Council therefore able to provide a plan for management of drainage waters as they leave lands associated with the development and can Council provide a guarantee that the volume of runoff water flowing onto our land will be no greater than that which occurs under the current situation where the neighbouring lands of concern are identified as a grazing enterprise?

We believe that the information in the preceding pages constitutes all of our relevant comments and or concerns. We look forward to Council's comments in relation to these matters.

Kind regards,



Mr W M & Mrs M M Godfrey

*Michael and Karina Offley
12 Hellyar Drive
Wollongbar NSW 2477
Phone 02 66283880
Email: mike.karina@bigpond.com*

The General Manager
Ballina Shire Council
PO Box 450
Ballina NSW 2477

16th January 2011

Reference DA Number 2010/1057

Dear Sir,

We are writing to formally submit our objection to DA number 2010/1057.

Our home backs onto the "public reserve", we have two young boys that use this area on a daily basis to play. We are really disappointed in the way council has approached this proposal, timing over Christmas is very poor and we cannot seem to get a straight answer from anyone in regards to the access road. We have many concerns regarding the construction of a road metres from our home and pool and also the erection of a sound barrier. We are also well aware that the majority of our neighbours share similar concerns.

We have been given little information in regards to the proposed access road between Cerreto Circuit and Hellyar Drive. We are not yet sure if we will lose access to the rear of our property should this road go ahead. This is a major issue for our family; we purchased our home a little over 12 months ago because we had rear yard access. If a 1.8 metre high mound was placed at our back fence our access would be lost and we would not be able to store our camper trailer at our property. If we had known that there was a chance that we would lose rear access we would have never purchased our property.

There is the strong possibility that damage will occur to properties during the construction of the access road and the sporting fields. Our concrete pool sits one metre from our back fence line, what guarantees do we have from our local council that damage will not occur to our home or pool due to heavy machinery? Will our properties be inspected before, during and after construction? How will we be compensated for damage or loss?

We love living in Hellyar Drive, it is quiet and safe for our children. What will become of this when the road and fields are

being constructed? Our lifestyle will change dramatically, our children play in the reserve almost every afternoon, either cricket, soccer, riding their bikes or flying kites. Sometimes other families join in, it is a such a fantastic community space and we do not want to lose it for the sake of more traffic at our back door. At the community meeting, it was stated that during peak periods we could have 170 cars traveling along that road, I do not want my children exposed to such large amounts of traffic at their doorstep, we should have saved our selves a great deal of money and purchased on a busy road! Other access options such as Frank st and coming up behind the Rugby ground have been suggested, has council looked at these yet?

In the past week as a community we have spoken to two independent real estate agents regarding our concerns of devaluation of our property. They both said that the properties adjacent to the road would lose value. As a young working family trying hard to set up a stable future for our children this highly concerns us, particularly given we may have no choice but to sell if our rear access is blocked.

We are not against the construction of the sporting fields but we do not want to pay such a large price for them either. If the access road between Hellyar Drive and Cerreto Circuit were to go ahead our family quality of life will be severely affected, not to mention the value of our property. We do not feel we have been given a fair go, we need to know why this is the best option and how we will be compensated.

Yours Sincerely

Michael and Karina Offley

15 January 2011

Mr R Willis
Chief Town Planner
Ballina Shire Council
PO Box 450
BALLINA NSW 2480

Dear Mr Hickey

RE: **Proposed Wollongbar Sports Fields**

Thank you for your letter dated 13 December 2010 regarding the proposed Wollongbar Sports Fields. We were unable to attend the meeting in November, however, **we wish to express our disapproval for either options, that is the Ramses Street or the Cerreto Circuit option.**

The proposal under consideration looks to be a great undertaking and a boon to the Wollongbar community, however, the option of running the proposed traffic for this facility along Cerreto Circuit, an existing housing community with already increased traffic flow due to the existing sporting fields, would have a huge negative impact, (visual and noise) on the residential community of Cerreto Circuit, Yeates Ct and surrounding streets, where traffic noise can already be heard.

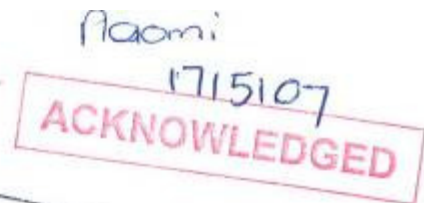
(The number of residents from properties affected by either proposal patronising this facility would be minimal compared to the number of people using the facilities from the wider community of Wollongbar, Alstonville, surrounding 15 kms and the visitors competing at this venue from other areas.)

Council must remember that either of the two proposals put forth so far, together with the traffic currently experienced (sporting fields) is too great a burden on the residents.

We feel the proposed facility is far too big a concern to direct through any residential area

We have a rental property at the very beginning of Cerreto Ct and have noticed the speed in which cars approach the corner of Ramses Street and Cerreto Circuit, due to the decline/incline, when entering Cerreto Circuit and exiting Cerreto Circuit.

This is compounded during times when the current sporting fields are in use.



Our disapproval is based on the number of vehicles able to use the facility at any time ie: up to 120 cars in addition to the traffic to the current sporting fields, which will be in use at the same time as the proposed sporting fields, and the local residents/visitors traffic.(which you'd expect)

The variety of facilities under consideration would mean that 'gating' the facility may not prove to be of benefit for the surrounding residential properties as the facility could be opened many hours in a 24 hr period.

At this stage all other possibilities need to be considered and explored for their viability, both practically and financially, rather than having just the two options and being closed to these and no other. For example looking at the Locality Plan there may be 2 other possibilities: these are acquiring land for access from the end of Frank Street (off Lismore Road) in the south or from Rifle Range Road in the north/east. Good planning would provide for access to such a facility from a larger/main road prior to acquiring the land.

Unfortunately, these types of issues affect everyone no matter where the access road is finally decided upon, however, the residential area of Ramses St, Cerreto Circuit and surrounding cul-de-sacs and streets are already burdened by enough traffic noise from the existing sporting fields.

We would appreciate if Council would take into consideration the points noted above and look forward to your reply.

Yours faithfully



Max & Shauna Bensley
PO Box 226
CLUNES NSW 2480

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

Anthony & Helen Drew
40 Cerreto Circuit
Wollongbar NSW 2478



14 January 2011

Dear Sir/Madam

1712142
ACKNOWLEDGED

RE: DA 2010/1057

We would like to register our objection to the above development application that has been lodged by Newton Denny Chapelle, in direct consultation and to the benefit of the Ballina Shire Council, as we understand council is covering the payment of relevant Development Application lodgement and associated government agency fees.

The reasons for our objections centre mainly around, but are not limited to, the proposed access road to the new sporting fields with the following issues of importance to us

- **COST –**

With Council previously asking for rate rises greater than the normal increase we think council should be looking to keep costs to a minimum, we're not sure that this is the case based on a number of issues:-

1. rather than the proposed access road off Ramses Street, which would be approximately 500 metres long and require sound barriers down both sides of the full length of the road, why does council not use a section of 30-32 Cerreto Circuit, which is occupied by the Wollongbar Rugby Club and Council already owns, to build a much shorter access road, of possibly only 50-100 metres and only require a sound barrier on one side?

At the public meeting held in November 2010 the Wollongbar Rugby Club and the resident immediately next to this area stated they would support that option. I was approached by the council general manager, Paul Hickey, after the meeting had finished to show the planner from Newton Denny Chapelle the area being discussed. Has council even considered this shorter/cheaper option since that meeting because they obviously did not consider it beforehand?

2. At the meeting we were advised that from the studies or investigations completed on the expected population increase of Wollongbar a total of 5 hectares of public space would be required. Why then has council now proposed the purchase of 13 hectares, which does not include the available public space at the old Wollongbar Drive-in site? Apparently council rejected the purchase of 5 Hectares on the southern side of the new bypass, although this was not expanded upon at the meeting and no reasons given for rejecting this parcel of land. If council was to utilise a smaller, flatter parcel of land, like the Drive-In site, which is already directly accessible from Rifle Range Road, the costs associated would be reduced and we believe there would be enough room to put the fields in that are required rather than the larger site proposed by council with the unnecessary re-location of tennis courts

3. Why is council proposing such a large sporting site? Do we really need an additional Australian Rules football field, when the one we have at the moment is underutilised? Do we really need to move the tennis courts from the current location in Russelton industrial estate? I have been advised by council's Paul Tsikleas that the current location of the tennis courts is earmarked for industrial re-development, if that is the case why did council waste so much money putting it there in the first place knowing it would have to be moved?

- **Safety**

The proposed access road will make a third intersection in an area of approximately 100 metres on Ramses Street. Is this really safe? With a senior's living development proposed for the Western side of Ramses street requiring access will that mean a roundabout at one of those three intersections, creating further congestion?

- **Planning**

With the land in question currently Zoned 7(i) - Environmental Protection (Urban Buffer) under the provisions of the Ballina Local Environmental Plan 1987 (BLEP). Does the proposed use of the land meet with that zoning, or is the purpose of this proposed subdivision to get around the requirements of the LEP by making the area for the sporting fields less than 20 hectares?

Should council be assessing the re-zoning of land that it has an obvious interest in? We will be forwarding an email to the minister for local government, who is also the minister assisting the minister for planning for their thoughts on this process.

- **Damage caused by council's activities**

what damage will be caused by construction vehicles preparing the new road and sporting fields?

We have been advised by longer term residents of Cerreto Circuit that vibrations could be felt in their homes when Hellyar Drive was constructed. To now bring these heavy construction vehicles closer to buildings in Cerreto Circuit as well as Hellyar Drive is inviting litigation against Council. With heavy vehicles operating in this vicinity it would be expected that damage will occur to some or all of the houses, other buildings and swimming pools that Council has consented to being built, some very close to the rear boundaries of properties. Who will pay for the damage? Council and therefore the ratepayers themselves?

- **Reduction in value of properties in Cerreto Circuit & Hellyar Drive.**

With a new road built near residents' backyards there will be an obvious reduction in property values. Will residents be compensated for this?

This will also result in a reduction in the amount of rates received by council with an obvious ongoing reduction in the unimproved land values.

- **Design of the proposed access road**

Based on the plans we have seen the proposed access road is to be designed as a drag strip directly behind, and very close to, a number of houses.

With issues already encountered with teenagers and young adults in the community behaving badly around Wollongbar giving them a drag-strip to race on is a recipe for disaster.

- **The proposed sound barriers**
 little or no thought appears to have been given to the actual construction of these sound barriers or, if it has, council has been unwilling to share the findings with residents. We have been advised that a sound barrier can mean anything from a grass mound to a metal or timber fence, but have been told nothing more definite. Where will the sound barriers be placed and who will maintain the area between the barriers and resident's boundaries?
- **Access for residents**
 at the public meeting attendees were advised that council would look at providing rear access to residents backing on to the proposed road. We have now been advised verbally by a councillor there will be no access. Did council even consider that option or was it simply a throwaway line at a public meeting to appease those present.
- **Restrictions on Access to the sporting fields**
 we have been advised that the option of locking the access road would be looked at but that the lock or boom gate would be past all of the residences, if there is no access to properties anyway why not lock off the road at Ramses St itself? Is that because council wants to allow future development of land which may be accessible from the proposed road?
- **Drive-in Site/Green Space**
 Council's plans for the old drive-in site for "passive green space" is a waste. The existing green space in Wollongbar is underutilised, why do we need more and so much more of it? Surely council could put some sporting fields, say the Netball or Tennis courts on this site to reduce the amount of funds required and reduce the amount of traffic behind existing residences.
 If council wants to provide green space to residents they should note the area in question between Hellyar Drive & Cerreto Circuit is probably one of the most utilised green spaces in Wollongbar, with any number of people walking, riding bikes or playing sport in the area, which is currently signposted as public reserve.
- **Timing of Lodgement of DA**
 we would also like to register our objection to the timing of the lodgement of the DA, which has clearly been lodged in direct consultation with council's Paul Tsikleas, with a letter sent out 22nd December giving one month, over the Christmas-New Year period, we feel this is a sneaky underhanded way of trying to get this DA through with limited objections.
- **Traffic**
 There has been mention of worries with increased traffic flow and issues with the existing Rugby field. We want to make it very clear that we do not have an issue with the traffic from any organised activities which currently take place at Lyle Park and consider the rugby club a good neighbour. As was mentioned at the public meeting council could look at making the Cerreto Circuit loop a one way street this may in fact reduce the amount of traffic to people on the lower (southern) side, as a large majority of the traffic choosing to go that way to visit the rugby field. Whilst this is likely to increase traffic past the residents on the Northern side of the loop this is still a much preferred option than having a road at the back of our properties.

- **Future development**

Can council provide a guarantee that the proposed access road, if it is to be located in the area previously mentioned will only ever be utilised for access to the sporting fields? Residents do not want the road to be used for access to future residential developments on the properties accessible by the proposed road.

We believe that council needs to give more thought to possible future development with this decision than their historical performance indicates has previously been the case. With the development of tennis courts and clubhouse, which now appears to have been a temporary solution, evidence of poor planning and cost/ expenditure management. If council had always intended utilising the unformed road they should not have allowed two residential roads to be built 50 metres either side of the road reserve.

With the above issues identified we request and recommend council reject the development application.

Yours sincerely



Handwritten signature of Anthony & Helen Drew, appearing as a stylized cursive script.

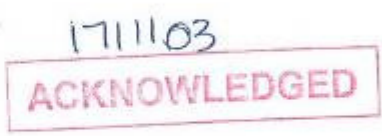
Anthony & Helen Drew
40 Cerreto Circuit
Wollongbar NSW 2480

DA 2010/1057



42 Cerreto Circuit
Wollongbar NSW 2477
11th January 2011

To: Paul Hickey
Ballina Shire Council
PO Box 450
Ballina



Dear Sir

Proposed Wollongbar Sporting Fields
Access via Reserve at the rear of our property.

We are very concerned and upset by the idea of our green space and tranquil reserve becoming another Road. We do not have fences at the back which has always given us direct access to the reserve which we enjoy and use daily.

Cerreto Circuit at the front of our property already provides access to the Rugby Ground at Lyle Park and parking on training and game days which wont change with the addition of more sporting grounds at the proposed site.

With the high concentration of Tennis Courts, Netball Courts and more rugby ovals in addition to Lyle Park as well as another AFL ground second to the one off Simpson Ave it seems totally unreasonable to make access via a quiet residential area and reserve. I have witnessed the Alstonville Tennis Courts in use from 6 in the morning until late in the evenings and we are very worried about the impact on our lives in regards, to traffic all using this access, noise, damage to the structure of our home and the increased possibility of vandalism or anti-social behaviour. As residents affected by this proposal, advice has been received from Alstonville Real estate Agents as to the significant de-valuing of our properties if this proposal were to go ahead.

As Wollongbar grows we look to our Council to protect us from development and changes which detract from our quality of life and to honour the assurances we were given before purchasing the land, that the old farm road on original site plans wouldn't be made.

As stated by Council, green space has to be provided, so why take away a reserve granted to long time residents and turn it into a road, when there are alternatives available.

We submit to you our strongest opposition to the access proposal off Ramses Street through the reserve at the rear of Cerreto Circuit and Hellyar Drive

yours sincerely,

Pauline and Gerald Murray and family.

46 Cerreto Circuit
Wollongbar NSW 2477
11 January 2011

Mr Paul Hickey
General Manager
Ballina Shire Council
P O Box 450
BALLINA NSW 2478.



Re: DA No 2010/1057

Dear Sir,

We refer to correspondence from you dated December 13th, 2010, and from Rod Willis dated 22nd December, 2010. advising that the above Development application had been submitted to Council for consideration.

We wish to object to part of the Development Application referred to in Mr Willis' letter with the access to the proposed grounds using the unmade road behind our residence.

Cart before the horse

This application literally puts the "cart before the horse". Council is seeking to grant itself a "special purpose" subdivision. As far as we can tell Clause 12(5) of Council's Local Environmental Plan is the rule that provides for "special purpose" subdivisions. That Clause requires that a Development Consent be granted for a use (other than dwelling house, bed and breakfast establishment or agriculture) before a special purpose subdivision can be obtained. Council is not proposing to do it this way. Instead Council is creating a subdivision for the special purpose but not putting the "special purpose" on exhibition via a DA to properly test it. We submit that this is a corruption of the planning process.

Loss of amenity

We object to this access being used for a number of reasons not the least of which will be the disturbance to our amenity and way of life which includes ease of access to all our neighbours by the construction of the road as well as the proposed sound barriers which are being considered. We understand rear access to our property will no longer be allowed to us from the lane and if this is the case it negates one of the major reasons for us purchasing here in the first place. We object to the arbitrary fashion in which this decision was made as there was no mention of it at the so called Public Meeting held in November when all was revealed if this is the case.

Excessive costs

We also object to the excessive costs of building the access from Ramses Street when it will be a much smaller and less costly job to enter the proposed sports grounds from Cerreto Circuit either north or south of the Rugby Club House which is also Council Land and requires no acquisition money. It would also avoid the necessity for any work to be done to the storm water outlets at the end of the mown portion of the lane.

No need for a SEPP 1 Objection

The general minimum area of subdivision in the 7(i) zone is 20 ha (see Clause 11(2)(a)). However, Clause 11(3) allows for subdivision down to 13 ha if Council complies with all of the matters a-h set out in Clause 11(4). Because this is not a special purpose subdivision in that Development Consent has not been granted for recreation use, then we say that this application should not rely on SEPP 1 but should have been lodged on the basis of meeting all the criteria set out in Clause 11(4).

Yours faithfully



Bruce H Dobbie Helen C Dobbie

CC: Paul Tsikleas, Councillors Phil Silver, David Wright, Keith Johnson.

46 Cerreto Circuit
Wollongbar NSW 2477
11 January 2011

Mr Steve Murray
Regional Director
North Coast Regional Department of Planning
Locked Bag 2009
Grafton NSW 2460

COPY

Re: Ballina Shire Council DA No 2010/1057

Dear Sir,

We see from the Ballina Shire Council website that Council has written to you in relation to a subdivision proposal by Council creating 3 rural residential lots and 1 lot intended to use used for future sporting fields.

Council has written to you for your support in relation to an objection under State Environmental Planning Policy No. 1. We ask that you reject this request. Please find attached our letter dated 11 January 2011 to Council. As you will see, we think that Council are "putting the cart before the horse". They should properly exhibit a Development Application for the sporting fields before making an application to subdivide for a "special purpose".

Council should be considering the matter under Clause 12(3). Such an assessment would probably not require your concurrence if it met with all the criteria set out in the LEP.

For the reasons set out in our letter to Council and the above, we implore you not to give your approval to this bastardisation of the planning process.

Yours faithfully



Bruce H Dobbie Helen C Dobbie

CC: Paul Tsikleas, Councillors Phil Silver, David Wright, Keith Johnson.

*Doug & Lee Lipscomb
38 Hellyar Drive
Wollongbar NSW 2477
Phone 02 66 285 164
Email: douglee@virginbroadband.com.au*

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

10th January 2010

Reference DA NO: 2010/1057

Dear Sir,

We are writing to express our extreme concern at Councils rush to formalise the above Development Application. The closing date for submissions being 21st January, means that many affected families may be away on Annual Leave, due to School Holidays. A cynical person might get the impression that the timing was deliberately planned this way to reduce any opposition.

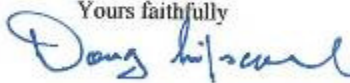
Our personal opinion is that this is a badly thought out and ill conceived development proposal. We have been told by Council of the need for "Passive Recreation Areas" & "Sporting Recreation Areas". Our observations are that they are both one and the same. We have a perfectly good Rugby oval, (Lyle Park) that is used for football and training some of the time, and by the general public the rest of the time. Hill Top Oval was developed as a Cricket oval in summer and Australian Rules oval in winter. We have been a residents of Wollongbar for nearly ten years, and have yet to see an adult game of football played there. Why the need for another Australian Rules Oval, when the existing one is seriously underused? Again, local residents living in surrounding streets more commonly use this oval as a "Passive Recreation Area".

The proposal by Council to build a further sporting complex, well away from the residential area, means that local children on a daily basis will not use these playing fields. The need to access this complex by a road off Ramses Street, between Cerreto Circuit and Hellyar Drive, will only achieve a ruination of lifestyle by the residents backing onto this new road. This is already a "Passive Recreation Area", and should be maintained as such. If Council was to take note of the local children that use this area for back yard cricket, soccer, bike riding etc, it wouldn't even consider putting a road through it! What responsible parent is going to send their children to play on ovals situated "over the hills and far away"?

For many years we have been under the impression that the old Drive In had been designated for a future development as playing fields. We are now told that it is not big enough. How could such a massive mistake have been made? Again, my observation is that it would be perfectly big enough for a couple of Rugby/Soccer ovals, with space for even netball. Having these facilities surrounded by existing and future residential areas, means that it would also be used as play areas by the children that live there.

If Council is hell bent on building this sporting complex well away from residential areas, out amongst the Macadamias, we feel it would be best accessed from either Pearces Creek Road, or Frank Street. This would cause far less ruination of existing lifestyle, and traffic congestion (accidents) along Ramses Street.

Yours faithfully



Doug & Rosalie Lipscomb

1706763

ACKNOWLEDGED

RECORDS
SCANNED

11 JAN 2011

Doc No: 1706630

Batch No: