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Telephone: 1300 66 00 87

10th February 2017
Our reference: 1112.1304

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

Att: Mr. Matthew Wood

Dear Sir

RE: Approved 25 Lot Torrens Title Subdivision DA 2016/166, Henderson Drive and Kelly and Crescent, Lennox Head

Council at its Ordinary Meeting of the 25th of January 2017 resolved to approve DA 2016/166. That approval included a requirement to delete Lot 16, reducing the number of urban lots to only 25. Condition 1(e) of Council's resolution provided for Lots 1 and 15 to be utilised for dual occupancy purposes. At that same meeting, Council resolved to prepare a Planning Proposal to rezone each residential lot other than Lots 1 and 15 to Low Density Residential Zone.

Civil designers for the project have now finalised the amended plan having regard to Council's resolution to delete Lot 16 and make other adjustments as required by Council's Developmental & Environmental Health Group Regulatory Services Department. Following completion of that plan, our clients have come to the view that Lots 1, 2, 6, 7 and 15 would be appropriate for low scale, low intensity dual occupancy utilisation.

Relevant characteristics for each lot are:

- Lot 1
837m²
This lot is located in the north western corner of the site and has frontages to two roads. This lot is currently the subject of Council's resolution.
- Lot 2
800m²
Lot 2 is located immediately adjacent to Lot 1. The lot is regular in shape, having a 20.6m frontage and depth of about 39m. Services with respect to this lot are generally located in the very southern part of the site.
- Lot 6
865m²
This lot has a 24m frontage and depth of about 36.5m. All of the services for this lot are located at its rear (southern) boundary. The nearest existing residential lot in the estate is located some 130 m south of Lot 6 and Lot 6 is shielded from existing residential development by approved Lots 8, 10, 11, 12, 13, 23, 24, 25 and 26.



- Lot 7

897m²

Lot 7 is located immediately adjoining Lot 6. This lot is located in the very north eastern part of the subdivision. It is bounded to the east by Lot 6 and to the south by Lot 8, having an area of 855m².

This lot is located some 130 m from the nearest dwelling in the existing estate and is shielded from those dwellings by Lots 8, 9, 10, 11, 21, 22, 23, 24, 25 and 26.

- Lot 15

950m²

This lot immediately adjoins Lot 1 on its north western boundary. The lot has an outlook to the Council Reserve at Lot 62 in DP 864764. It is shielded from the nearest existing residential development (Lots 49 and 52 DP 864764) by dense rainforest vegetation and a distance of some 125m.

When preparing your report to Council to formally pursue a Planning Proposal to rezone the land, our clients respectfully request that your report also canvass the inclusion of Lots 2, 6 and 7 as dual occupancy lots. The additional lots are all consistent with the relevant s.117 Directions and good town planning practice.

Should you require any additional information in which to clarify any matter raised by this request, please feel free to contact the writer at any time.

Yours faithfully,

PLANNERS NORTH



Stephen Connelly RPIA (Fellow)

PARTNERSHIP PRINCIPAL

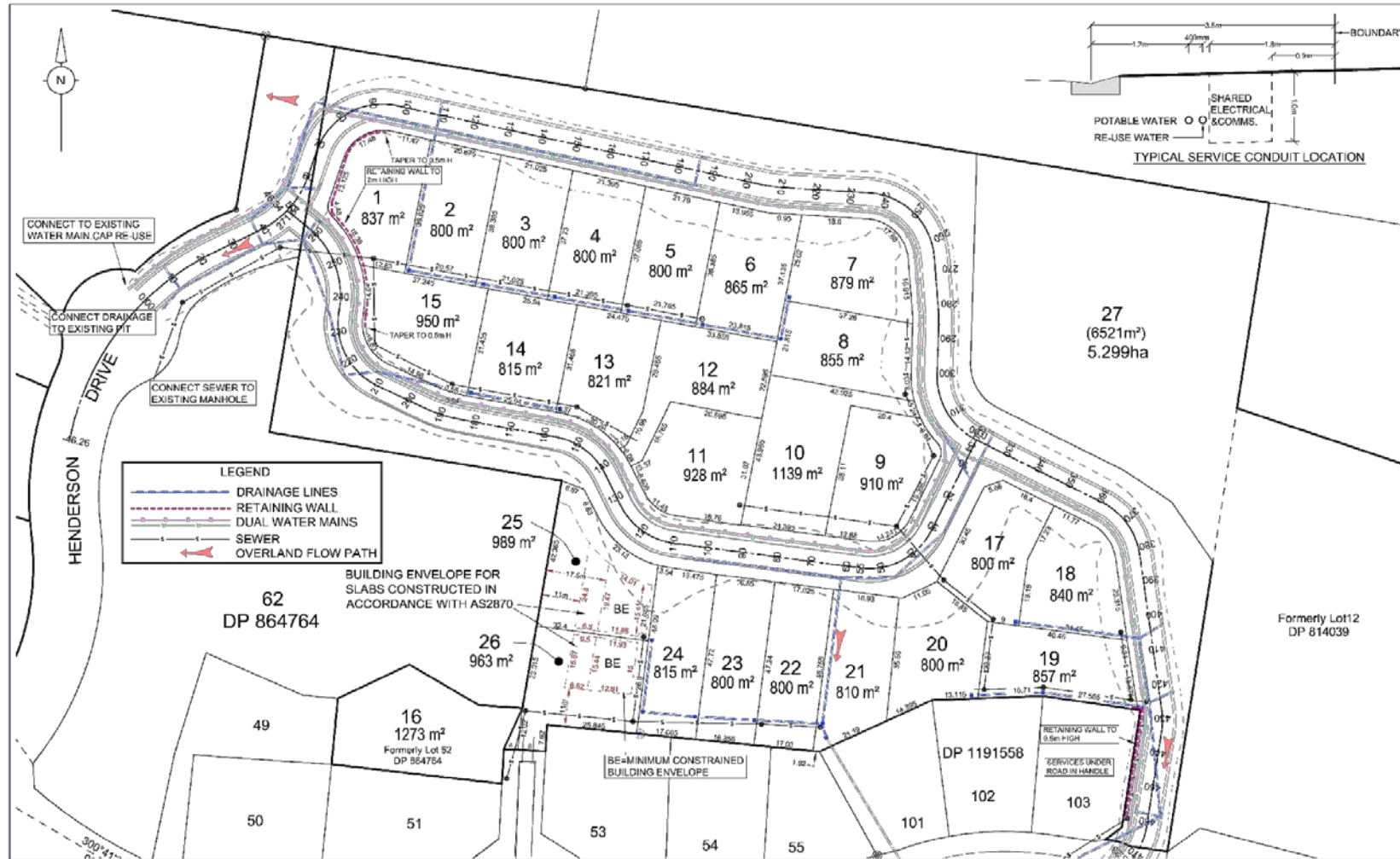
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Encl. Subdivision Plan



9.1 Planning Proposal - Visions Estate, Henderson Drive, Lennox Head.DOC



REV	DATE	AMENDMENT
1		
2		
3		

SOURCE PLAN: www.maps.six.nsw.gov.au - accessed 15/05/2017
 13376 - Poolina - goug - jerry - planning - planning p area - ndc - p area - cad files - 13376 - extra details rev 02.dwg - a3 - plan

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LOT LAYOUT PLAN	
CLIENT:	NEGRADA Pty Ltd Visions Estate
LOCATION:	LOT 7 in a Subdivision of Lot 15 DP 1191558 Lot 62 DP 864764 & Lot 12 DP 814039 Henderson Drive LENNOX HEAD
DATE:	Feb 2017
SCALE:	1:1000 9 A3
H/P:	13 / 376
DRAWN BY:	js