

Lee Middleton
LENNOX HEAD
NSW 2478

Planning NSW
Department of Planning and Environment
Locked Bag 5022
Parramatta NSW 2124.

Dear Mr Doyle,

Regarding Modification to Super Lot 5 (Mod 7) at Epiq Estate, Lennox Head NSW

I strongly oppose this modification for the following reasons:

1. Additional pressure on infrastructure and services - Lennox Head is a small regional community which has seen a concerning increase in poorly planned residential development in the last five years. The developments have not provided a corresponding increase in well thought out infrastructure and services (roads, child care centres, schools, retail, restaurants) or green space to support the significant influx in people and vehicles. Consequently, major roadways are routinely jammed, petrol stations have long lines on entry, retail premises and car parks are at capacity and families are on lengthy waiting lists to get into their local school. Public green space, including the beach, local waterfalls, our parks and small number of reserves are under pressure.

Summary: I object to the change from a retirement village to additional more dense housing as the community infrastructure will not cope

2. Planning for expansion of the township needs careful consideration - The layout of the township, being adjacent to the coast, lake, waterways and sensitive wetlands means that planning for future expansion needs to be done carefully by community and members of council that people that have a vested interest in the long-term health of the community. Land developers have a vested interest in creating communities that create the most revenue. For this reason another poorly planned addition is only fruitful for the developer

Summary: I object to the change from a retirement village to additional more dense housing lots as the new design does not provide any additional improvements to the design of the Lot and thus provides no additional benefits to the community.

3. A retirement village provides housing diversity and affordability

There is currently one planned and one current residential option for over 55's in Lennox Head, being a caravan park with relocatable caravans and cabins. Ballina has only few options for over 55's and a collection of nursing homes. Three of the parks were seriously affected by flooding with one no longer having residents. In the most modern of the parks the cheapest (basic) home start at 1 million dollars. With an ageing population an additional aged care facility is the more suitable option.

Summary: I object to the change from a retirement village to residential housing as there is a significant demand for housing for our aging population

3. Flood zone

In April this year, properties along Hutley drive were ordered to evacuate by Ballina Shire Council due to potential flooding. Whilst homes were not affected, the homes and roadway are in the flood zone. Homes in this area sit on heavy non permeable clay soil and many are being affected by rising damp. Hutley drive is the main access road to Lot 5. Has flood management of this area been considered when considering additional premises at Lot 5?

Additionally, large amounts of water can be seen at any time of the year seeping across the roadway in front of the site (Montwood Drive). How is the considerable influx of water for this low-lying area being considered and managed?

Summary: I object to the increased density of the proposed modification as the surrounding area is in flood zone and a significant number of families and cars will not be beneficial. Additionally extra house lots will put more impact on stormwater in a lowlying area.

4. No community consultation (developers should not determine the type of communities we live in)

Was there any community consultation done prior to these planned modifications? Community planning should meet different levels of the state's policy requirements, but it should also meet the requirements of citizens.

Any local community has a vested interest in ensuring suitable development occurs to meet their individual needs. A developer does not.

All developments, including modifications (of any type) should have adequate opportunities for community members to provide input. While this may not be a legal requirement, this issue needs to be changed, as it is providing loopholes to developers and impacting our ability to create healthy and functioning communities.

Summary: This modification has been poorly communicated to the community. Many feel they have not had input into this change, small timeframes to understand and respond to the modification. The planning for this development does not adequately reflect the requirements of its citizens.

5. The development does not reflect the character of a rural coastal community

In the Ballina LEP (2012) the plan aims include:

- a built environment that contributes to health and wellbeing
- to promote the orderly and efficient use of land having regard to the social and environmental characteristics of the land

The Low Density Residential objectives include:

- To provide for development that is compatible with the character and amenity of the surrounding neighbourhood.
- To provide for development that meets the social and cultural needs of the community.

This development is not compatible with the character and amenity of the neighbourhood, does not improve health and wellbeing or consider balanced social or environmental needs.

Summary: The modified planning proposal does not adequately reflect the character or the social or environmental needs of the Lennox Head community.