



**TAMARA SMITH MP**

**MEMBER FOR BALLINA**

Shop 1, 7 Moon Street, Ballina NSW 2478

T (02) 6686 7522 E [ballina@parliament.nsw.gov.au](mailto:ballina@parliament.nsw.gov.au) W [tamarasmith.org.au](http://tamarasmith.org.au)



04 August, 2022

Michael Doyle – Assessing Officer  
Department of Planning & Environment  
PO Box 219  
MULLUMBIMBY  
NSW 2482

**Objector - Tamara Smith MP, Member for Ballina Submission - MP07\_0026-Mod-7**

Dear Mr. Doyle,

I have recently become aware of a change of use application put to the state government for approval for MP07\_0026-Mod-7 and I object strongly to any change to the original approved use as a residential aged care development for this site.

Please accept my brief submission opposing the change of use.

Objectors in the community have asked Ballina Shire Council to contact the relevant state body urgently with objections on this change of use.

Clarence Properties states that the proposal has, “EnviroDevelopment Certification in all six categories that can be awarded Ecosystems, Waste, Energy, Materials, Water and Community”, and that “Buyers.... can expect to benefit from consideration given to the natural environment.”

However, the change of use proposal falls short on these claims on numerous accounts including Community, Ecosystems, Waste and Water.

1) Drainage into the wetlands from the site where tens of thousands of cubic meters of soil have been deposited is already having a detrimental effect on associated surrounds through sedimentation and loss of existing ecosystems extending downstream through to pristine wetlands.

2) Overcrowding is not in the interests of the local community and with no access to public transport, congested parking, and significant increases in vehicular movements to and from the development will negatively affect nearby residents and the entire Epiq estate.

3) There is no evidence that any of the proposed dwellings will represent affordable housing. Nothing in legislation requires it and given the existing price range of properties currently on the market throughout Epiq estate the change of use will not lead to more accessible housing for people in our community. I understand that the developer is not spruiking the change of use development as affordable but given the extreme housing crisis our community faces post the 2022 floods, simply adding medium density housing will not necessarily flow on to the people who need housing in our community.

4) Lennox has a large aging population and there is a need for the development of Super Lot 5 as a Residential Aged Care development, as opposed to medium density residential housing.

5) Lennox does not have the infrastructure to cater for more medium density increases in population considering schools, sewerage, and flood drainage. Especially when you take into consideration that other residential sites in Lennox have been approved for future development.

Thank you for the opportunity to make a submission objecting to MP07\_0026-Mod-7.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tamara Smith', with a stylized flourish at the end.

**Tamara Smith, MP**  
**Member for Ballina**