

**Modification to Pacific Pines Estate (Montwood Drive) Lennox Head CA & PA (MP 07\_0026 Mod 7)**

**Public submissions received to the Response to Submissions, July 2020**

SUB-345471 – Supports

Lennox Head NSW

I am in support of this modification as this would seemingly open up more affordable housing to a wider range of age groups, not limited to those over a certain age. This type of development looks to be well suited to the area with the proximity to the shopping centre and fairly close to the village. I understand the proposal is to construct the houses at the same time as the civil works. This would be a great outcome if possible as it would seemingly limit disturbance due to reduced construction periods for my community. While providing smaller lot sizes than have been seen in the area to date, the layout looks to have considered the Conservation zone by separating it from the houses with backyards and the track. The track could also be utilised by locals to view the conservation zone from areas previously not possible with the site locked up. I will take this opportunity to congratulate the developers and their designers for the layout and proposed change to this subdivision. I believe all aspects that I can see are for the better of the community as a whole and I am in support of this modification.

SUB-345447 – Objection

Lennox Head NSW

Dear Sir/Madam,

I am a resident within the Epiq estate. I live on a street with a number of single residences and duplexes. The predominant residents within the estate are young families. Our street is already feeling cramped and dangerous at times due to the number of vehicles passing and parking within the development. To permit the additional HIGH density living would further add to the local traffic and amenity required within the area. The modification to the approval takes an area formally approved for retirement living to high density living. From a simple point of practicality and safety the modification should not be approved. However to delve more deeply into the conservation area in close proximity, the high volume of mosquitos that inundate the low lying land over summer and the added pressure to the catchment would surely create a whole new argument against the modification.

We strongly object to the approval of the modification.