

BALLINA SHIRE COUNCIL – MEMORANDUM

MEMO TO: Garry West (Chair of Northern Joint Regional Planning Panel)
MEMO FROM: Peter Drew (Senior Planner – Ballina Shire Council)
DATE: 7 December 2018
SUBJECT: DA 2017/244 JRPP 2017NTH014

Dear Mr West

I refer to DA 2017/244 which is scheduled to be considered by the Panel at a public meeting on 12 December 2018.

Unfortunately there is a minor discrepancy in Council's assessment report in relation to the total number of superlots proposed in the application. Whilst Council's assessment report references a total of six proposed superlots throughout, the total number of proposed superlots actually totals seven. These discrepancies occur in the proposal descriptions, body of the report and also the recommendation. As a consequence, the proposal description should read as follows:

Proposed Development

Stage 1 of a residential subdivision of Lot 6 in DP 1225206, involving 229 residential lots, and other associated works/easements in Lot 4 DP1184436, Lot 7 DP1225206, Lot 50 DP755684 and Lot 5 DP1225206.

The development involves:

- *Torrens Title subdivision to create 229 residential lots (ranging in size from 451m² to 789m²) for future dwellings; and*
- *The creation of:*
 - *Three (3) lots for a proposed drainage reserve dedicated to council (444, 349 and 160);*
 - *One (1) lot associated with drainage functions (Lot 635) to remain in private ownership;*
 - *One (1) lot for proposed sewer pumping station (Lot 163) to be dedicated to Council;*
 - *Five (5) lots for proposed Public Reserves (Lots 347, 348, 442, 632, and 633);*
 - *Seven (7) super lots (ranging in size from 1,453m² to 13,332m²) for future Development Applications for subdivision to accommodate a neighbourhood centre and additional residential lots; and*
 - *One (1) residual lot (3,501m²) – Lot 524*

Council has also redrafted recommendation B as follows:

Recommendation

- (b) That Development Application 2017/447 for the first stage of the residential subdivision over Lot 6 in DP 1225206, involving the creation of 229 residential lots, 7 super lots, 1 lot associated with drainage functions, 1 lot for a sewer pumping station, 5 public reserves lots, and 1 residual lot, and other associated works/easements on Lot 4 DP1184436, Lot 7 DP1225206, Lot 50 DP755684 and Lot 5 DP1225206 be determined by way of deferred commencement consent, subject to the attached conditions.*

Regards,
Peter Drew
Senior Planner - Ballina Shire Council