

5 April 2020

SUBMISSION OF OBJECTION TO DEVELOPMENT APPLICATION 10.2020.97.1 AND  
10.2020.109.1 (STAGE 8 & 9 TALLOWOOD RIDGE ESTATE SUBDIVISION TO CREATE TWO  
LOTS OF FORTY-SEVEN (47) RESIDENTIAL LOTS

To whom it may concern,

As direct downstream neighbours of the Tallowood Estate (sharing the eastern border with the estate), we would like to put forward our objection to development applications 10.2020.97.1 and 10.2020.109.1 based on concerns around the high volume of storm water run-off and potential flood impacts for neighbouring properties. Our property [REDACTED] sits between the Tallowood Estate and the Brunswick river. Current modelling considers the effects on early stage Tallowood development, but overlooks the effects of the developments on neighbouring properties.

Massive earthworks, the stripping of topsoil from the ridge to make tiny residential blocks is underway. A massive footprint of impervious structures (concrete, asphalt buildings and roads) upstream from the Brunswick River catchment is similarly underway. Having read the documents attached to these DA submissions we were unable to ascertain how these stages of the development would affect water levels, and flow-off both through and onto our property (and other neighbouring properties) but can only assume that it will have negative implications.

For this reason, we do not consider the Development Applications to sufficiently take into consideration the impact on neighbouring properties and should not be approved in its current form.

Kind regards,

[REDACTED]

**From:** [REDACTED]  
**Sent:** Wednesday, 8 April 2020 11:35 AM  
**To:** submissions  
**Subject:** Re: Submission for Stage 8 Tallowood Ridge subdivision DA 10.2020.97.1 and stage 9 Tallowood Ridge subdivision 10.2020.109.1

Dear Council staff and Councillors,

**Re: Submission for Stage 8 Tallowood Ridge subdivision DA 10.2020.97.1 and stage 9 Tallowood Ridge subdivision 10.2020.109.1**

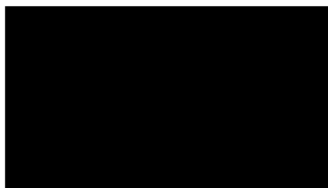
I have been a resident of Hottentot Crescent and Golden Penda Place for over 25 years. The Tallowood Ridge estate has had a massive impact on traffic, infrastructure, flooding, and lifestyle.

I am keen to see that this continued development unfolds in a supportive and sustainable manner.

As part of the new subdivisions surrounding me I'd like to see conditions of approval include

- **Sealing Clays Rd** and including a **bike path** to Main Arm Rd so that Tallowood and surrounding residents can ride bikes to the farmers market, to town and the primary schools on a **safe alternative route to town**, thereby reducing traffic on an **already impacted with peak hour gridlock** Left Bank Road. Many cars already use Clays Road, including those coming from Main Arm. In its **current form it has extremely dangerous potholes** which causes swerving and car damage, is very dusty and overall unpleasant for those driving, riding bikes or walking, which many people do.
- Provide a **general store** within Tallowood for essential goods to prevent congestion on roads into town and provide a community hub within Tallowood.
- The **ridgeline** and remaining bushland to be protected by the highest **environmental protection** and have a community **walkway** with public access.
- Return **street lights** to the original green ones that are along Tuckeroo Ave. From stage 5 onwards the developer changed the street lights to highway style silver lights. These have **no place in a rural community**. They are significantly taller than the original green lights, providing an eyesore in many people's outlooks and shining brightly into windows. They also severely detract from the artificial -light-free rural way of living, **impacting the night sky, nocturnal animals and tranquility of the area**.
- See **community consultation** delivered by Council to develop a plan for the final stages. It's our community, we want to be consulted, and ensure there are developer contributions for community benefit.

Thank you



**From:** [REDACTED]  
**Sent:** Wednesday, 8 April 2020 9:21 AM  
**To:** submissions  
**Subject:** HPE CM: Re: Submission for Stage 8 Tallowood Ridge subdivision DA 10.2020.97.1 and stage 9 Tallowood Ridge subdivision 10.2020.109.1

Dear Council staff and Councillors,

**Re: Submission for Stage 8 Tallowood Ridge subdivision DA 10.2020.97.1 and stage 9 Tallowood Ridge subdivision 10.2020.109.1**

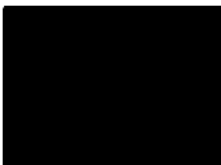
I have been a resident of Hottentot Crescent for 20 years. The Tallowood Ridge estate has had a massive impact on traffic, infrastructure, flooding, and lifestyle.

I am keen to see that this continued development unfolds in a supportive and sustainable manner.

As part of the new subdivisions surrounding me I'd like to see conditions of approval include:


- **Sealing Clays Rd** and including a **bike path** to Main Arm Rd so that Tallowood and surrounding residents can ride bikes to the farmers market, to town and the primary schools on a **safe alternative route to town**, thereby reducing traffic on an already **impacted with peak hour gridlock** Left Bank Road. Many cars already use Clays Road, including those coming from Main Arm. In its **current form it has extremely dangerous potholes** which causes swerving and car damage, is very dusty and overall unpleasant for those driving, riding bikes or walking, which many people do.
- Provide a **general store** within Tallowood for essential goods to prevent congestion on roads into town and provide a community hub within Tallowood.
- The **ridgeline** and remaining bushland to be protected by the highest **environmental protection** and have a community **walkway** with public access.
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- See **community consultation** delivered by Council to develop a plan for the final stages. It's our community, we want to be consulted, and ensure there are developer contributions for community benefit.

Thank you



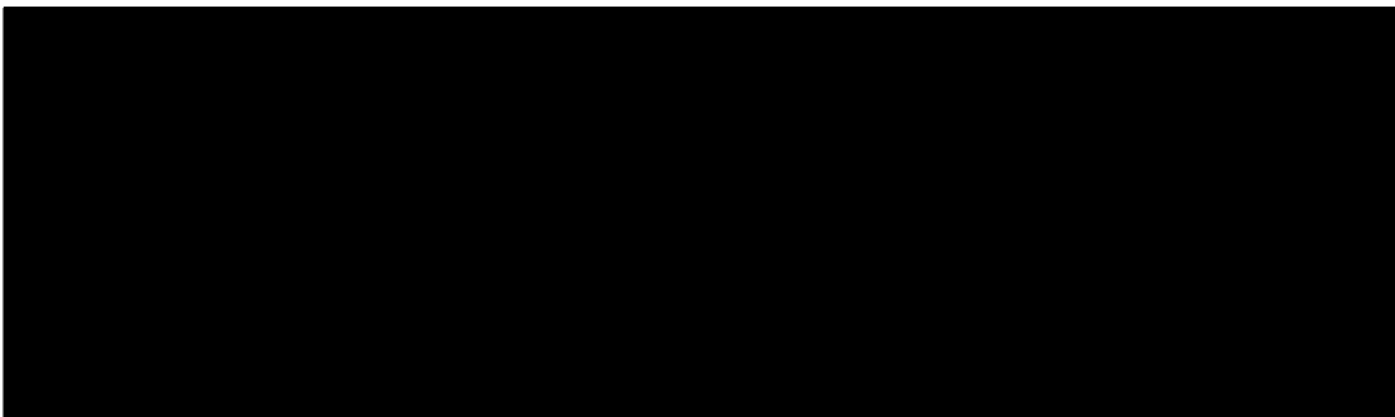
**Scott, Noreen**

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**From:** no-reply-da-tracking@byron.nsw.gov.au  
**Sent:** Tuesday, 7 April 2020 1:13 PM  
**To:** submissions  
**Subject:** HPE CM: 10.2020.109.1\_Submission and Acknowledgement\_Oppose\_  
**Attachments:** stage 8 and 9 tallowood objection.docx

Description: Stage 9 Tallowood Ridge Estate Subdivision to Create Forty-Seven (47) Residential Lots

Properties: 77 Tuckeroo Ave, Mullumbimby 2482 NSW (LOT: 162 DP: 1251169)

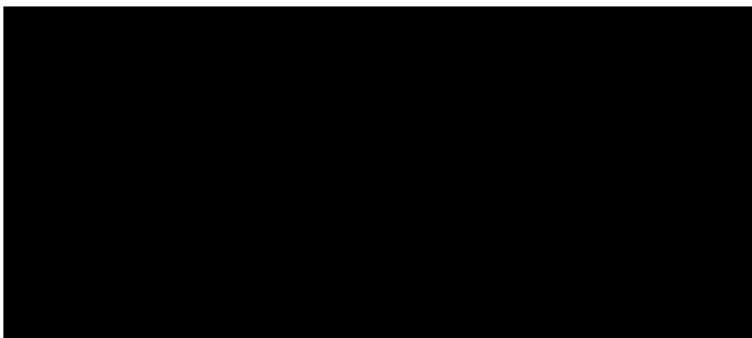


Summary of Submission details.



Submission: Oppose

Grounds For Objection or Support: from the stormwater drainage plan - i see that the little creek that drains into the brunswick river will not cope with the additional water expected. As a result of converting hectares of grass into tarmac, cement, roofing, solid surfaces the expected runoff from tallowood stage 8 and 9 will exceed the capacity of the rivulette. The rivulette is TINY, and full of dead trees, branches - it will not cope with any increase in water volume. The result of Talowood stage 6, 7, 8, 9 will flood 36 lomandra lane as well as possibly 35 lomandra lane. Both properties are subject to dangerously high water levels in time of flooding. I feel that this new development will break the camels back and cause catastrophic damage to the properties downhill of the development. Unless a concerted effort is made to increase the size of the drainage canal and all downstream blockages, this development surely cannot go ahead. there is no mitigation plan for downstream flooding and as such i oppose this development. also submitted my neighbours letter to you - just making sure you get it.



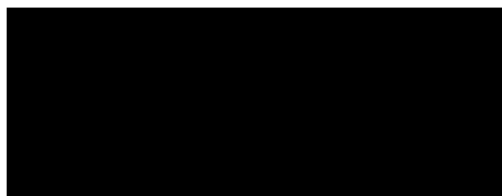
Dear Council staff and Councillors,

**Re: Submission for Stage 8 Tallowood Ridge subdivision DA 10.2020.97.1 and stage 9 Tallowood Ridge subdivision 10.2020.109.1**

I'm a resident of Tallowood Ridge. As part of these new subdivisions I'd like to see conditions of approval include:

- **Sealing Clays Rd** and including **a bike path** to Main Arm Rd so that Tallowood residents can ride bikes to the farmers market, to town and the primary schools on the flattest route. Many cars already use Clays Road, including those coming from Main Arm. In it's current form it is not only very dusty but also extremely dangerous and awful for those riding bikes or walking, which a lot people do.
- The **ridgeline** and remaining bushland to be protected by the highest **environmental protection** and have a community **walkway** with public access.
- Return **street lights** to the original green ones that are along Tuckeroo Ave. From stage 5 onwards the developer changed the street lights to highway style silver lights that have no place in a residential community. They are significantly taller than the original green lights, providing an eyesore in many people's outlooks and shining brightly into windows.
- See **community consultation** delivered by Council to develop a plan for the final stages. It's our community, we want to be consulted, and ensure there are developer contributions for community benefit.

Regards,



Scott, Noreen

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**From:** [REDACTED]  
**Sent:** Thursday, 9 April 2020 6:21 PM  
**To:** submissions  
**Subject:** Stage 9 Tallowood Ridge Estate Subdivision (47 lots)

To General Manager  
Byron Shire Council

**Stage 9 Tallowood Ridge Estate 10.2020.109.1  
Subdivision to Create 47 Residential Lots. (Lot 162 DP 1251169)**

I would like to make a submission and contribute from a local community point of view re the final stages of the above DA. I have concerns about: Clays Road; Left Bank Rd/Tuckeroo intersection; the ridgeline; and community facilities.

I live at [REDACTED] Mullumbimby, near the Tallowood Ridge housing estate. This estate is now a very large suburb and 47 new lots will have a huge impact on what is already a very densely developed estate with mostly minimum size lots.

My submission asks that the following matters be taken into consideration so that the impact on the existing Tallowood community & close neighbours in Hottentot Crescent & Golden Pender Place can be lessened to facilitate more sustainable development.

**1. Clays Rd** should be sealed and should include a **walk/bike path** to Main Arm Rd. This would provide a safe, alternative route to the CBD and to St John's and Mullumbimby primary schools. It would also lessen the traffic impact on Farmers' Market days. At Present **Clays Rd** is very potholed and is dangerous due to cars swerving to avoid them. People already walk and ride bikes to the Farmers' Market and there is nowhere to go to avoid vehicles and dust.

**2. Left Bank/Tuckeroo intersection** - poor lighting at night. With increased traffic created by an extra 47 lots, the left turning traffic at this intersection is bound to become more problematic. We need much better street lighting at that location. Additionally there are no clear road markings or turning lane, so turning cars wander randomly into the middle of Left Bank Road to get to Tuckeroo Rd.

**3. Community Facilities.** Could the developer make provision for a **community hub** and call for residents' suggestions on what form this should take? A plot of land could be provided, complete with plumbing, electricity and internet access. For example, expressions of interest could be called for a general store a pop-up market stall or meeting place. At least we should have a **community noticeboard**.

**4. The ridgeline and remaining bushland** should be protected by the highest environmental protection and have a community walkway with public access.

To whom it may concern,

Friends of Mooibal Spur object to the latest DA at Tallowood Ridge -  
Stage 9 10.2020.109.1

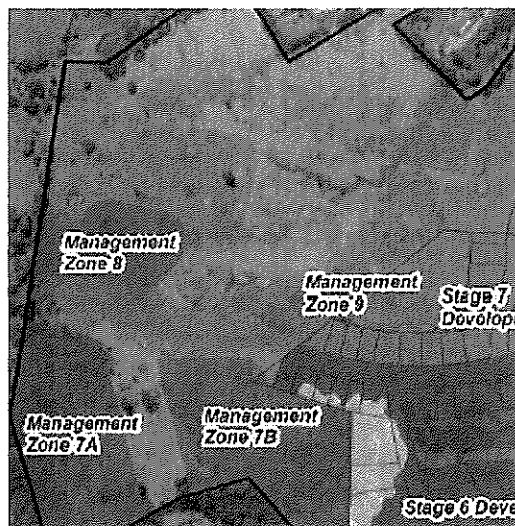
Community members have been working for over 10 years to ensure the protection of the significant ridge line and surrounding vegetation for its ecological values, Indigenous cultural heritage, priceless amenity and potential for nature connection and passive recreation for the public long into the future.

We object to the DA for the following reasons:

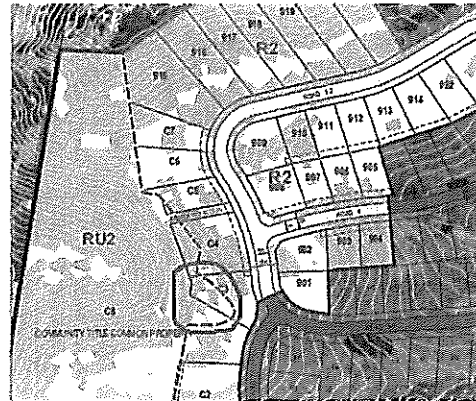
1. Protection of Management zone 8
2. Protection of the ridgeline vegetation
3. No proposed master plan or environmental offsets

### **Protection of Management Zone 8.**

Management Zone 8 in the BCMP is for the protection of in-situ threatened flora species.



From the mapping it shows that Management Zone 8 will be severely impacted by the community title development (block C3). A transparent overlay must be produced by the developer to demonstrate the entire area of Management Zone 8 is not disturbed and has a protection buffer. The images from the DA show that Management Zone 8 will in fact have the building envelope in the vegetation. We have inferred this from the eastern bulge of the RU2 boundary (circled in red).



### Ridge Area vegetation – Management Zones 7a and 7b.

These forested areas are mapped as 'Environmental Protection' in Council's Planning Proposal for Amendment of Byron Local Environmental Plan 2014 - Tallwood Ridge Estate, Mullumbimby.

In public access for the Stage 7 proposal, the developer, Mr Freeman stated the south western forest areas would be designated as E2 zoning. The Friends of Mooibal Spur group have been trying to get information to confirm this has occurred. We have not yet had a reply from either Council staff or Councillors from our emails over the previous few months. The community expects Council to ensure this area is given the highest level of protection with a E2 zoning.

The Stage 9 DA maps do not include the entire residual Lot. It is unclear what is proposed is the remaining CT area and areas adjoining the Council road reserve.

### Master Plan and Public Reserve

To date the previous 7 stages of Tallwood Ridge have had compensatory environmental works tied to each development stage. A master plan must be generated to show what compensatory works will be undertaken for stages 8 and 9.

We ask Council to undertake community consultation for this. Councillors at the Stage 7 determination meeting stated they wanted to see more public consultation.

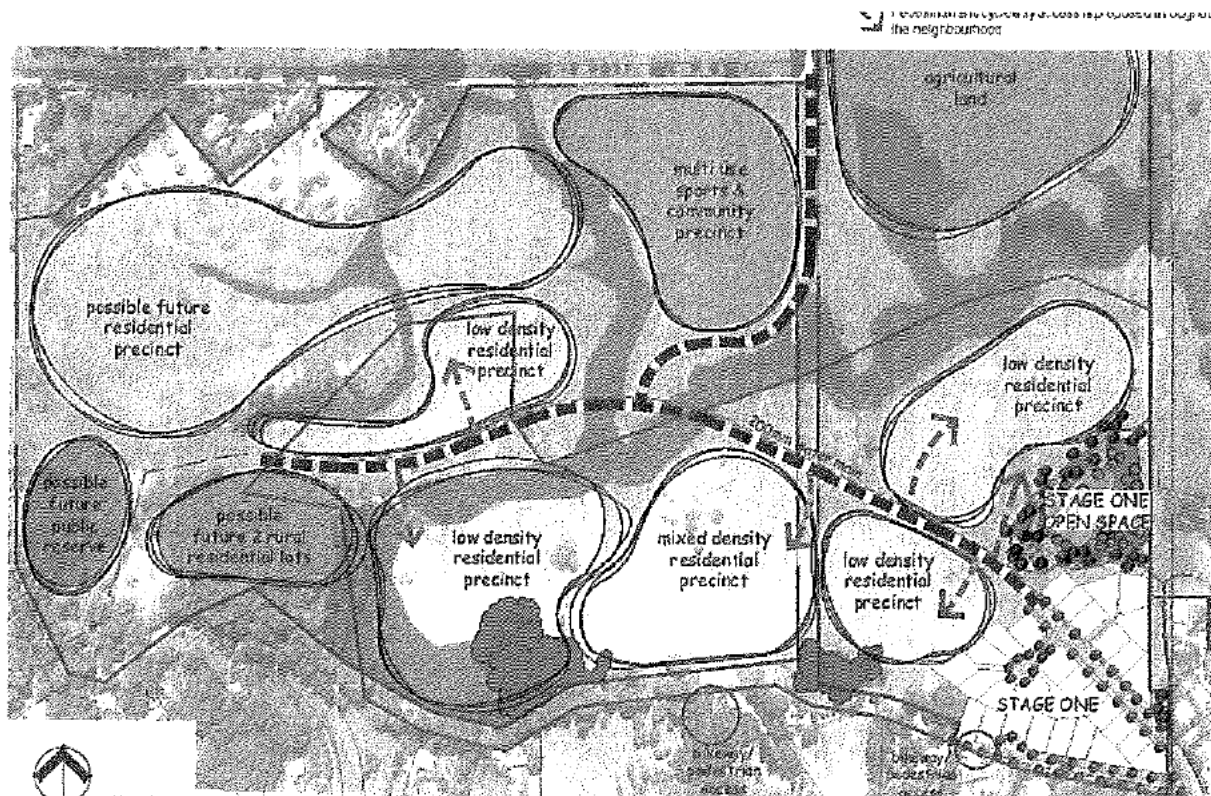


Friends of Mooibal Spur want to ensure that at a minimum the 'walking track' that is on the developers land is added to the council road reserve.

Zones 7a and 7b – must be restored (assisted natural regeneration) as part of the Stage 7 development. This is stated in the BCMP and the Court has ruled the provisions of the BCMP are to be adhered to at all times.

Little maintenance will be required and these areas will not be a burden for Council if made into public lands.

The developers concept proposal, as per exhibit 2.2 in the 2010 L&E court documents (below), shows "a possible future public reserve". There is no passive recreation on the site in natural areas and the community has strongly lobbied for the protection of the significant bush land and wishes to see this to be accessible to the public.





**Scott, Noreen**

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**From:** [REDACTED]  
**Sent:** Thursday, 11 March 2021 12:06 PM  
**To:** council  
**Subject:** DA- 10.2020.109.1 Stage 9 Tallowood Ridge Estate

Good morning,

I wish to submit a few concerns regarding the DA- 10.2020.109.1 Stage 9 Tallowood Ridge Estate development in progress.

As a resident of [REDACTED] an RU2 zoned property that will effectively share 3 boundaries with the proposed development, we have a few questions regarding the proposal.

1. Please forward the scaled survey plan undertaken that dimensions shared boundaries. Currently the Site Plan on the DA is indicative only and difficult to ascertain boundary location.
2. Being a RU2 zoned property with livestock that will acoustically affect proposed residential neighbouring properties, please confirm the easement requirements when rezoning to R2 adjacent to existing RU2 property.
3. There is a concern with proposed street lighting and light spill affecting livestock health. Additionally, the environmental impact on light spill on an RU2 landscape environment zone. How will this be addressed?
4. The proposed development poses acoustic issues to [REDACTED] due to the proposed residential road servicing the development and the driveways to 3 lots on the shared boundary. An acoustic barrier will be required.

Your assistance in having these issues addressed is greatly appreciated. Please call if you have any questions.

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Kind regards,

[REDACTED]