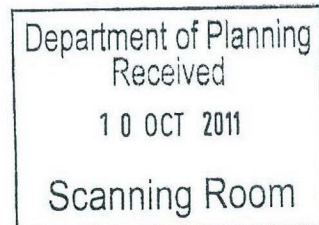




PCU026788

04 October 2011

Mr. Heather Warton  
Director  
Metropolitan and Regional Projects North  
Department of Planning & Infrastructure  
GPO Box 39 Sydney NSW 2001



Dear Mr Warton,

**Subject: Response to Lot 1 DP871039 Bayside Way, Brunswick Heads Notification**

Thank you for your letter dated 13 September 2011 notifying me of the proposal that involves subdivision of land at Lot 1 DP871039 Bayside Way, Brunswick Heads.

As the owner of the property at Lot 4, DP576360, Bayside Way, Brunswick Heads, I would like to advise you of my concerns, which I outline below, along with requests for information that I hope the developer will be able to provide.

**1. Bridge**

I want to express my personal concern about the adverse impacts of the proposed drainage easement onto my land. Given that the proposed drainage easement carries along my property, it will divide my land into two parts and bring immediate impact on my amenity and my planned usage. The developer should construct a proper bridge over the water channel easement on my land so that vehicular access to both sides within my property is provided.

**2. Access**

The proposed new road to be constructed along the southern boundary on the developer's land does not allow for neighbourhood access. Therefore, I would like to request the developer to provide two neighbourhood access roads on each side of the water channel for my future development.

**3. Channel Widening**

Since the developer intends to construct a 10 metres wide and 2.5 metres deep drainage easement across the northern part of my land to connect the next water channel which flows from west to east on my land, the downstream portion of the west-east channel needs to be widened and deepened proportionally in order to accommodate substantial increase of water flow from their property to my land via the proposed drainage easement. Without widening the downstream of the

west-east channel, my land will be flooded by the additional water discharged from their land. The developer has to be responsible for the widening work.

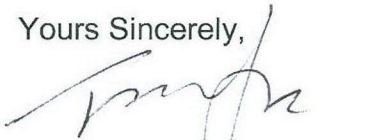
#### **4. Compensation**

The proposed drainage easement will clearly interfere and have adverse impact on my use and enjoyment of my land. Not only will the drainage easement occupy part of my land, it will definitely cause me troubles and inconvenience in the future. A compensation of \$120,000 from the developer is therefore required.

Should the development precede, I request in writing and drawings the arrangements agreed to address all of the requests above.

I look forward to your correspondence and co-operation in due course.

Yours Sincerely,

A handwritten signature in black ink, appearing to be 'Te Tseng', written over a horizontal line.

Mr. Te Tseng  
33 Argyle Place  
Parkinson QLD 4115





## Planning & Infrastructure

13 September 2011

Contact: Stuart Withington  
Phone: (02) 9228 6546  
Fax: (02) 9228 6455  
Email: [Stuart.Withington@planning.nsw.gov.au](mailto:Stuart.Withington@planning.nsw.gov.au)

Mr T Tseng  
33 Argyle Place  
PARKINSON QLD 4115

Our ref.: 05\_0091

Dear Sir/Madam

**Subject: Exhibition of Bayside Brunswick Concept Plan (05\_0091)**

Codlea P/L has submitted an Environmental Assessment (EA) for the above proposed project. The project involves subdivision of land to create 175 residential lots, a medium density lot, two large environmental/lifestyle lots, public reserves and parkland at Lot 1 DP871039 Bayside Way, Brunswick Heads.

The EA may be viewed on the department's website ([majorprojects.planning.nsw.gov.au](http://majorprojects.planning.nsw.gov.au)). The EA will also be on exhibition from **20 September 2011** until **31 October 2011** during regular business hours at:

- **Department of Planning & Infrastructure** - Information Centre, 23-33 Bridge Street, Sydney
- **Byron Shire Council** - Administration Centre, 70-90 Station Street, Mullumbimby
- **Byron Bay Library** - 10 Lawson Street, Byron Bay.

If you wish to make a submission on the project, it must reach the department by close of business on **31 October 2011**. Your submission should include:

- your name and address
- the name of the application and the application number
- a statement on whether you support or object to the project
- the reasons why you support or object to the project.

Your submission should be made either:

- online via the department's major project website ([majorprojects.planning.nsw.gov.au](http://majorprojects.planning.nsw.gov.au)) and following the links to the 'On Exhibition' page
- posted to Director, Metropolitan and Regional Projects North, Department of Planning & Infrastructure, GPO Box 39 SYDNEY NSW 2001.

Persons lodging submissions are required to declare reportable political donations (including donations of \$1000 or more) made in the previous two years. For more details, including a disclosure form, go to [www.planning.nsw.gov.au/donations](http://www.planning.nsw.gov.au/donations).

Under section 75H of the *Environmental Planning and Assessment Act 1979*, the Director-General is required to provide copies of submissions received during the exhibition period, or a report of the issues raised in those submissions, to the proponent and other interested public authorities. It is departmental policy to also place a copy of your submission on the department's website. If you do not want your name to be made available to the proponent, these authorities, or on the department's website, please clearly state this in your submission.

Your contact officer for this proposal, Stuart Withington, can be contacted on the above details. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely

Heather Warton  
Director