

Comments on the application DA242-10-2004-Mod-2.

Erin Murphy and Chris Eldred

Should your team wish to discuss any matters regarding the Winchelsea way, Terranora (Lot1 DP 595863 and Lot 3 DP 819065) and DA242-10-2004 MOD 2 application

Regards

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 Terranora 2486

Statement and details on why the current MOD application is **objected to.**

With its current design shortfalls and the removal of the existing requirement to construct an intersection that will provide reasonable access to Terranora Road from Winchelsea way. I am against the proposal but with appropriate changes to the highlighted items there would be a chance.

No political donations made

The department's disclaimer and declaration is acknowledged and understood. All ok here.

Due to problems with the planning portal I do not have a portal number, but have contacted services NSW as advised in your letter. I spoke with Sadabtdi who was very helpful. (please excuse the spelling)

Detail explanation on proposal concerns

The changes put forward to the original DA have a number of shortcomings as documented below.

1 Traffic flow and design

Traffic management, as proposed, from the new estate onto Winchelsea Way is located poorly. As it directs all traffic movements from the new estate to a location where there are currently 3 accessways, for a total of 12 properties to Winchelsea Way, all come from different directions and have limited visibility. The plan has not allowed for the DA currently being lodged for a sales office and car park near Terranora Road.

The amount of traffic on Terranora Rd between the hours of 7:45 am to around 9 am and between 3:15pm to 5 pm is very heavy and being able to access Winchelsea Way when travelling east on Terranora Road is very difficult and can block traffic, if you are required to turn right.

When attempting to leave Winchelsea Way during the above mentioned hours, it is currently almost impossible if you wish to turn right at the Winchelsea Way – Terranora Road intersection. The additional number of traffic movements in Winchelsea Way will make the current access problems significantly worse.

It also needs to be noted that Winchelsea Way provides access to many more than its own residents. There are a number of Dobby Crescent residents, who, due to their restricted access, turn left onto Terranora Road, travel west and then left into Winchelsea Way, before proceeding to the first driveway on the right of Winchelsea Way, or the end of the cul-de-sac and then doing a U or 3 point turn.

There needs allowance also for consideration of the general public, that during all hours of the day and night, park on Winchelsea Way, in front of Lot 4 and use the footpath as a

viewing and/or romantic and/or recreational parking site or all of these in combination.

2 Water Management

There is very limited information provided other than current dams are being amended or filled. There are significant, existing, overland flows of water collected on current roads, gutters and drains, which results in water being directed and flowing into existing private properties. Without very careful planning and water management strategies, the water management will be a detriment to future and current landholders / home owners.

The water management issues have been referred to Tweed Shire Council and if further evidence is required, please feel free to contact us and photographic evidence can be provided.

3 Waste Removal

Currently properties are required to transport their waste management bins (usually 3 from each household) to Winchelsea Way for collection by the council contractor. Currently, 30 bins are lined up along the western footpath area, of Winchelsea Way, each week. If this ruling is to remain, there will be potentially 80 bins lined up. Hence 80 metres of Winchelsea Way will be unavailable.

I am surprised that this would be considered a “state significant” development still its great to have the best working on the project.

4 The steeper southern section down to the river will require considerable water management to stop erosion around infrastructure and property clearing if allowed. There has been clearing of the large trees to the east of the Lots in question.