

From: "Mainstay Property Services" <kim_mps@westnet.com.au>
To: <thomas.fitzgerald@planning.nsw.gov.au>
Date: 1/04/2011 2:58 pm
Subject: submission
Attachments: Submission metricon land.doc; Low_Res_Colour Lower Trutes Terrace Concept Plan.PDF; Terranora masterplan (autocad SK03 RevB).pdf; Terranora masterplan (sketch).pdf

Dear Tom

Please find attached our submission along with the concept plans that are referred to in this submission.

Can you please confirm receipt of this.

Regards

Kim Burton



LOWER TRUTES TERRACE NEIGHBOURHOOD

CONCEPT PLAN A. STUDY FOR DISCUSSION PURPOSES ONLY

SUBJECT TO FURTHER SITE INVESTIGATION, ENGINEERING, CONSULTANT AND LOCAL AUTHORITY INPUTS.

SCALE 1:2000 MARCH 2011 ISSUE A.

HERITAGE NATIONAL LIMITED

HERITAGE NATIONAL Limited • ABN 28 105 411 649

FALCON OFFICE • 19 Corinna Street • FALCON • WA • 6210 • Ph: (08) 9534 6993 • Fax: (08) 9534 6991 • kim_mps@westnet.com.au

28 March 2011

NSW Department of Planning
Major Projects
Attention: Thomas Fitzgerald
By Email thomas.fitzgerald@planning.nsw.gov.au

Dear Sir

RE: SUBMISSION RESIDENTIAL SUBDIVISION AT FRAZERS DRIVE
TERRANORA REF 09 0166

In response to the exhibition of this proposed residential subdivision we hereby provide the following submission.

For your records Heritage National Limited is one of the financiers for 93 Parkes Lane Terranora that abuts this subject site. The undersigned is also the sole director of Creeksound Pty Ltd subject to Deed of Company Arrangements) the registered owner of 93 Parkes Lane.

Our site has been recognised as the village precinct for the greater Terranora Area E precinct.

Our concerns in relation to this proposal are:

- 1) Broadwater Parkway – location, timing and funding
- 2) Provision of other major infrastructure
- 3) Development in context of Area E planning
- 4) Public Open Space
- 5) Form and substance
- 6) Interface

Broadwater Parkway

This piece of common infrastructure is a vital part of Area E. Without it the development of the greater area cannot proceed in a sustainable and equitable manner. Stakeholders must resolve the alignment. Council needs to take control of the construction of this road with a cost recovery headwork charge created on a per lot basis. Any approval of the site that is subject to this exhibition must see the resolution of the alignment, timing of construction and the required contributions for the subject lots.

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Provision of other major infrastructure

We have participated in the second of three land owners forums with the Tweed Council and the Tweed Council have presented a basic outline of the required Area E water and sewer infrastructure requirements and location.

As Council outlined logical development of the site occurs from east to west due to Broadwater Parkway acting as the key link road. However long term provision of water and sewer to Area E flows logically flows from west to east. You also have the issue of storm water runoff flowing towards Broadwater Parkway and again the construction of this and the associated implementation of a nutrient management plan become vital.

This site should be considered in terms of other required major infrastructure for all of Area E. Again a form of development control should be established by Council that allows for the development of Area E in a sustainable and equitable manner including the provision of overall Area E servicing for water, sewerage, power, communications and importantly storm water run-off and nutrient management.

Sustainable development requires a sense of place and the most vital link is the village centre. Development controls need to be established for all major common infrastructure to ensure certainty of funding and timing of community facilities, structured open space, and constructed wetlands. This also establishes an equitable opportunity for other land owners to the east to develop their land.

Development in context of Area E planning

We come late to this planning process and understand why the land owner is seeking to progress the development of a portion of their land holdings. However we have to date participated in two land owners forums conducted by the council and by the third meeting it is our understanding that they wish to present a DCP in a form to advertise.

In response to this process we have met separately with Council Officers and our consulting architect to allow us to provide Council with an outline development plan for our site. It appears that the proponent of this subdivision is not participating in the creation of an overall DCP but seeking to get approval for a piece of the jigsaw without determining fully how that piece fits in.

We have attached for your reference a plan prepared by the Samtay Group who previously controlled 93 Parkes Lane. This plan shows a retirement village concept which does not reflect our current vision for the site. However there are some concepts and elements such as logical road patterns and a village centre that we embrace and are using to progress our plan.

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In response to the workshops it has been identified that the major piece of structured open space is to be located as part of the village centre. We are working to incorporate this into our village centre plan.

In addition at the workshop our neighbour whose land is within Area E but abuts a number of landowners outside of the precinct stated that firstly he did not want to see a plan that did not address access issues for his property and allow for development of his site.

Secondly he believed that a number of lot owners that abut his land outside Area E rather than desiring a transition zone would like have the future opportunity to sell off the rear of their block. Armed with this knowledge we are seeking to engage with these landowners.

Also attached is a draft design that will allow us and our neighbour to discuss this option with his neighbours and reach a plan in conjunction with adjoining land owners. This process seems the logical approach and it does not appear in our opinion that the developer of the subject proposal is undertaking a similar consultative process.

It is our view that much of the detail required to meet the approval for this subdivision will require reference to the DCP and therefore the land owner must commit to that process to ensure that this development logically fits into the greater Area E precinct.

Public Open Space

As indicated we accept that the playing field and other infrastructure that form part of the structured open space belong as part of the village precinct. However it is our view that the proposed subdivision lacks a place within easy and safe walking distance to send children to go and play.

They propose private facilities for residents and a park at the base of the development but area's such as near the extension of Parkes Lane are not within a reasonable distance.

If you are prepared to bench for lots then a benching for a park while not needing to be a huge area needs to be done to place parks within walking distances of all lot owners.

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Form and substance

The development appears to require significant benching to achieve flat lots. Provision of public roads in this environment immediately requires significant cut to fill requirements.

Our vision for the adjoining land embraces the idea of “touching lightly on the land”. We will seek to try not to have to force the land but instead work with the land.

If the land owner is seeking level pads for housing blocks then an alternative approach rather than a complete terracing of lots is for the developer to hold funds to earth work as part of the house building process not at the initial lot development phase. Create a build up for the house and courtyards and leave the balance to more natural ground levels.

It is our view that that the steeper parts of our site lend themselves to more lightweight structures.

Interface

Again reference is made to the original design concept for 93 Parkes Lane. The position of the extension of Parkes Lane was prepared we understand in consultation with the adjoining land owner who is proposing the subject subdivision.

Evidence of this can be seen if you refer to the original subdivision layout that was lodged with State Government in relation to this proposed development. In the original plan lodged, Parkes Lane extended along our common boundary as a shared road and there was a logical road pattern to the left and right.

We now are presented with a plan that see's Parkes Land deviate into this landowners site which immediately puts the timing and ability to access in the hands of this developer and completely beyond our control. This part alone is in our view not equitable to our land or our other neighbour.

In addition while they have maintained a link to Broadwater Parkway they have removed the ability to have a logical connection and road pattern for our eastern precinct. This will force vehicle movements from our site either back up the hill (not efficient) or to the west before they can access Broadwater Parkway where most will head east which is again inefficient.

There is limited access from our land for a secondary access to Broadwater Parkway as we have a number of proposed constructed wetlands to deal with storm water run-off from the greater Area E precinct and the previous shared location was the only opportunity.

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Parkes Lane located on a shared boundary should form part of the common infrastructure as it also forms a key part of a transport link through to Broadwater Parkway.

Summary

We remain committed to supporting and progressing the development of Area E in a sustainable manner. The land that is subject to this proposal does form a logical starting point for the overall area but the proposal must address how it forms part of the greater precinct including a commitment to key overall infrastructure funding.

This process will be set out in the framework that is the DCP that the Council is preparing.

Yours Faithfully



Kimberley Burton

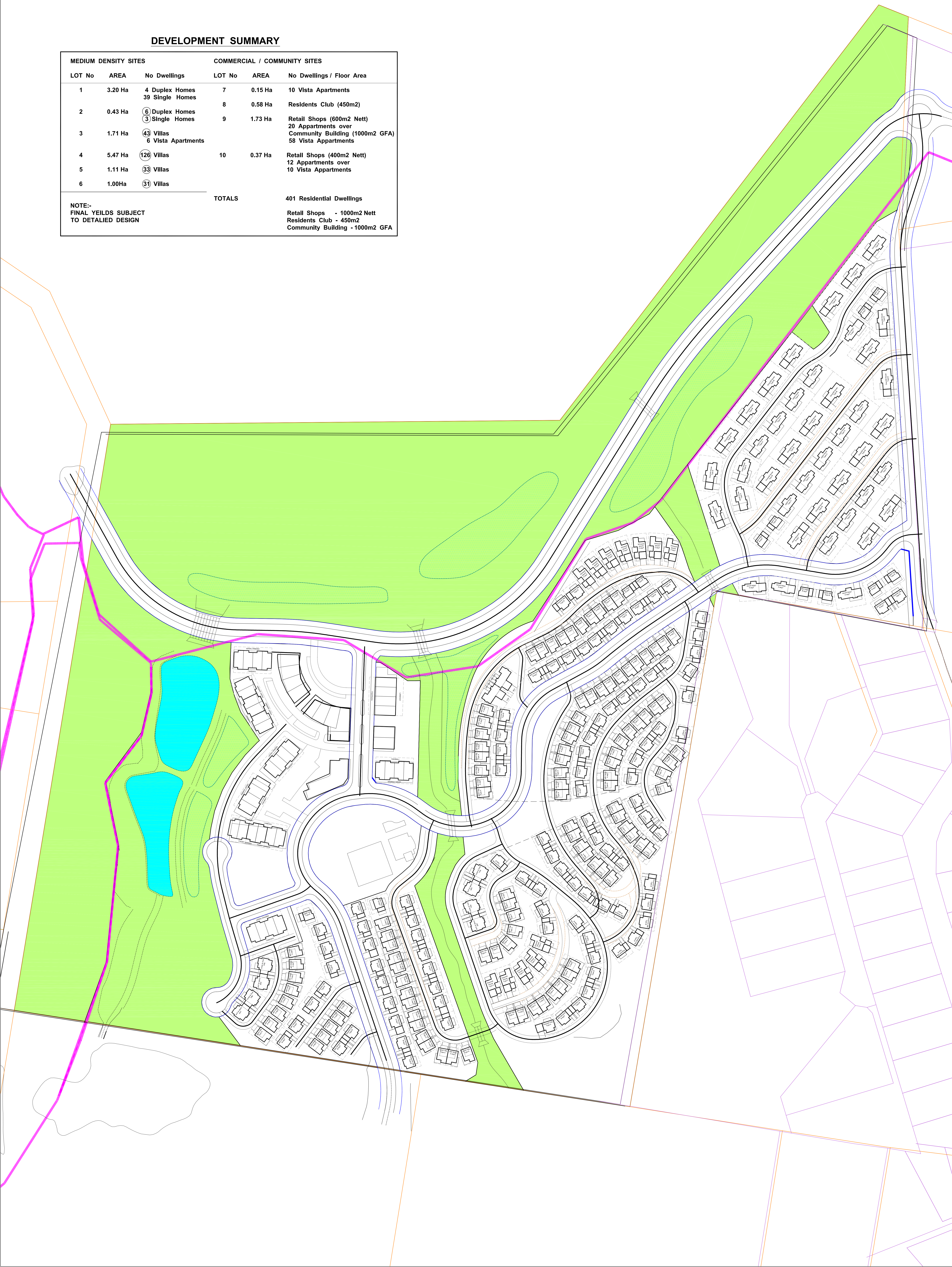
Director

Sole Director

Creeksound Pty Ltd (subject to Deed of Company Arrangements)

DEVELOPMENT SUMMARY

MEDIUM DENSITY SITES			COMMERCIAL / COMMUNITY SITES		
LOT No	AREA	No Dwellings	LOT No	AREA	No Dwellings / Floor Area
1	3.20 Ha	4 Duplex Homes 39 Single Homes	7	0.15 Ha	10 Vista Apartments
2	0.43 Ha	6 Duplex Homes 3 Single Homes	8	0.58 Ha	Residents Club (450m2)
3	1.71 Ha	43 Villas 6 Vista Apartments	9	1.73 Ha	Retail Shops (600m2 Nett) 20 Appartments over Community Building (1000m2 GFA) 58 Vista Appartments
4	5.47 Ha	126 Villas	10	0.37 Ha	Retail Shops (400m2 Nett) 12 Appartments over 10 Vista Appartments
5	1.11 Ha	33 Villas			
6	1.00Ha	31 Villas			
NOTE:- FINAL YEILDS SUBJECT TO DETALIED DESIGN			TOTALS		
			401 Residential Dwellings		
			Retail Shops - 1000m2 Nett		
			Residents Club - 450m2		
			Community Building - 1000m2 GFA		



Terranora Village Masterplan



TERRANORA VILLAGE DEVELOPMENT SUMMARY

STREETFRONT RETAIL/COMMERCIAL	1000M2	APARTMENTS OVER RETAIL/COMMERCIAL	32	UNDER & OVER VILLAS	16	TRADITIONAL DUPLEX HOMES	8
COMMUNITY HALL (60 CARPARKS)	1000M2	VISTA APARTMENTS (FLAT SITES)	78	DOWNHILL VILLAS	108	DOWNHILL HOMES (600m ²)	22
RESIDENTS CLUB (POOL & BOWLING RINK)	450M2	HILLSIDE APARTMENTS	6	UPHILL VILLAS	109	UPHILL HOMES (500m ²)	22
				RETIREMENT LIVING VILLAGE DWELLINGS:	349		
						STAGE 1 RESIDENTIAL PRECINCT:	62
						COMBINED TOTAL NO. DWELLINGS:	401

scale

25-08-2008
date

Samtay Group
client

Terranora Village Masterplan
project

drawing

2779
project no.

SK
drawing no.

A
issue

bda
architecture

t 61 07 5555 2600 e bda@bdaarch.com.au

