

Thomas FitzGerald - Online Submission from Michael Evans (object)

From: Michael Evans <evo12b@gmail.com>
To: <thomas.fitzgerald@planning.nsw.gov.au>
Date: 4/04/2011 11:23 PM
Subject: Online Submission from Michael Evans (object)
CC: <assessments@planning.nsw.gov.au>



Dear Senior Planner,

I have lived in Parkes Lane for nearly 13 years and moved here with my then young family for a choice of semi rural lifestyle with relative close proximity to schools,coast ,shopping and public transport.

Vehicle use is a major issue I wish to raise.

In that time I have seen a lane (not a street) slowly develop some curb and channeling and be resealed.It still is narrow,has no pavements and has a number of very sharp bends which completely limit vision of oncoming traffic-pedestrians(children,people exercising and people with pets),school buses,cyclists,skateboarders and of course other motor vehicles.The gardeners who are working on their properties bordering the lane are also often very close to vehicles using this lane.

Every week it is a common occurrence when driving to have to brake suddenly to avoid collision with any of the previously mentioned lane traffic,especially on the bends or if vehicles are parked on the side of the lane.The danger increases dramatically if vehicles are parked on the sides of the road near the bends. The chances are high that a severe accident will occur. If Parkes Lane has added traffic as indicated by the development of the new estate then the chances are extremely high for severe damage or death to occur on this narrow lane. I cannot imagine the trauma caused to a family if this occurred especially if the chance could have been minimised with forethought and planning. Please consider this aspect carefully when dealing with the new estate development.

Another issue is privacy and care of the land itself.

The proposed small blocks with proposed buildings such as garages abutting present property boundaries show no concern or respect for a present lifestyle of local residents.Previous submissions in the past offered a natural corridor between present properties and new blocks so that some privacy would be retained. Will this still occur?

The increase in buildings,coupled with a huge volume of run off rain water will cause erosion and contamination of the frail local ecology.Presently heavy rainfall causes huge torrents of water to flow down the slopes from Terranora Road,through properties, and along driveways.

It is common to see red muddy water striking Parkes Lane with quite some force and with enough volume to flow over existing curb and channeling.Some properties have resorted to raising garden bed heights to protect themselves from this excess water entering their homes.

If higher density dwellings are allowed to cover the landscape, and,coupled with this present high volume and energy flow, one can expect damage to land,home and environment.

The ramifications of present proposals are very detrimental to the land,the environment and the safety of the present residents.

As a long term resident I have seen the present problems first hand and advise you to consider carefully the long term effects and not be pressured by these commercial developers.

Yours sincerely,

Michael Evans.

Additional Details:

Disclosable Political Donation: no

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Submission for Job: #3509
https://majorprojects.affinitylive.com/?action=view_job&id=3509

Site: #2109 Residential subdivision at Fraser Drive, Terranora
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