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Thomas FitzGerald - Online Submission from Bruce Steel (object)

From: Bruce Steel <serobr@cirruscomms.com.au>
To: <thomas.fitzgerald@planning.nsw.gov.au>
Date: 3/04/2011 9:18 AM
Subject: Online Submission from Bruce Steel (object)
CC: <assessments@planning.nsw.gov.au>
Attachments: Tweed Shire Council.pdf



See attached submission.

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
https://majorprojects.affinitylive.com/?action=view_site&id=2109

Bruce Steel

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I object to the current proposal in its present form on the following grounds:

Road Safety

Tweed Shire Council, in the interests of road safety have designated an entry point off Fraser Drive which is intended to service this development but it initially passes through a small stretch which is not owned by the developers. The Council believes that the developer should purchase this piece of land and build the access road as it is to their benefit.

The developer, through its representatives, is urging the community to lobby the council to purchase and pay for this land and build the access road. Therefore, because of the impasse, the developer is seeking a “temporary” access to their initial part of the development via Fraser Drive, close to Parkes Lane.

Parkes Lane and its secondary lane, known as Market Parade is zoned Rural Residential. The lanes in this area are narrow, with blind corners and many blind accesses to properties, This area is famed locally as “The Garden Suburb” and is peaceful and beautiful locale.

Traffic flow

Contrary to Tweed Shire Council’s planning intentions which were to not interconnect this area with Area E but to require a floral boundary around the fully established rural residential Parkes Lane/Market Parade precinct, the developer intends to open these lanes into their development and therefore we believe that the traffic flows that will occur will be extremely excessive and make these lanes very dangerous, especially as, apart from the other factors, there are not even any footpaths and two school buses can barely pass each other here.

“Cut and fill” intentions

Another concern is the developer’s intention to flout Tweed Shire Council’s planning policies in regard to “cut and fill” by requesting permission to have cuts of 3 metres or more rather than the Council’s stipulated maximum of 1.5 metres. Their desire is to provide more flat building sites but we believe that action will result in further siltation in the Trutes Bay area below. Most of the soil in this area is of red volcanic origin and prone to erosion if disturbed. This will also result in major changes to the natural topography

Council’s planning procedures overridden

The whole of Area E, including this proposed development needs further consideration, including a full masterplan instead of piecemeal actions which usually lead to poor outcomes. We believe that the Council is presently working on this. It was very unfortunate that this development was able to be approved under the Part3(a) state legislation.

Inappropriate building restrictions

As a consequence, there appears that there will be a preponderance of very small lots of houses of designated designs and no eaves – a disastrous directive for this wet, and hot sub-tropical climate.

I am hoping that officers from the NSW Department of Planning will visit this area again before any final decisions are made as I believe it could be fruitful to talk with some of the long-term residents about some of these aspects.