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PCU021244

Stephen J Tunks
Lot 9 Fraser Dr
Banora Point
2486

Department of Planning
Received
0 1 APR 2011
Scanning Room

22nd March, 2011.

Major Projects Assessment,
Department of Planning,
GPO Box 39,
SYDNEY. NSW. 2001.

Dear Sir,

RE: APPLICATION 09-01669 – 320 LOT SUBDIVISION, FRASER DRIVE, BANORA POINT.

We are the owners of one property on Fraser Drive
Lot 9 – Stephen John Tunks.

We make strong objection to the proposal as exhibited, on the following grounds:

1. There is no representation or design detail of the proposed Broadwater parkway, from its departure from the developers holding, to any junction to the north with Fraser Drive, which could be studied to ascertain the impacts on ours and other properties. In the very steep terrain earthworks batters to Council standards would be to the detriment of, above lot 3 and total destruction of Lot 2, according to tentative sketching.

2. Broadwater Parkway is to be a major "collector" road, which we understand will service the future "Area E" population, settling on about 1200 allotments. Although just lay-persons, we cannot see how a road to the required standards can be constructed in the proposed general vicinity without major design departures or landscape destruction.

3. Surely the proponents should be required to graphically indicate the impact of the parkway on each of the holdings through which it passes or affects, to give the owners an indication of the future of our properties. Liaison to date is non-existent.

4. The proponents must revisit the "drawing board" and provide a concept for us to study and make ultimate comment. If this means a fresh application under Pt. 3(a) or whatever jurisdiction is applicable, then so be it.

Most of us do not want financial loss, loss of amenity, including exposure to resultant traffic noise or trauma of uncertainty, caused by an intruding party.

Yours faithfully,

Stephen J Tunks

22nd March, 2011.

Major Projects Assessment,
Department of Planning,
GPO Box 39,
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DARREN + JULIE-ANN WHARLEY
103 FRASER DR
LOT 1 DP 814255

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