

>>> Sarah Buman < > 20/01/2013 9:17 pm >>>

Dear Mr Freeman,

I am writing to you to inform you of my concerns regarding the Mackas Sand modification.

I am the owner of X Nelson Bay Road and after some investigation I have found, to my surprise, I am situated across the road from this proposed development. My husband and myself believe that the department should have notified us of this proposal as we will be directly affected if it proceeds.

Our major concerns are:

- * Breach of s79 of the EPA act. No notice of this development modification was given to us and we live opposite the proposed development.
- * Safety of our family and ourselves turning west into Nelson Bay road where trucks are merging and turning east onto a road with increased volume of traffic. This is already a very busy and dangerous road and we have already had numerous near misses with trucks while turning into our concealed driveway. The RTA lists our stretch of road as a dangerous blackspot area and there have been numerous accidents and even fatalities in our vicinity.
- * Public safety and our children's safety as there is a bus stop situated near the end of the proposed truck merging lane. Last year there was a fatality at Fern Bay at a dangerous bus stop and adding a truck merging lane to this already busy road would definitely breach safety laws.
- * Greatly increased volume of large dangerous trucks traveling along an already busy road. Our section of road is always in disrepair and large trucks will definitely cause more damage to a road that struggles with the volume of vehicles that already travel along it.
- * Noise will be greatly increased to our property as there will be trucks accelerating through their gearbox ; these trucks are fully laden with sand! The lane is only 230 meters long giving these trucks access to an already extremely congested single lane road which is already a current black spot with the RTA! Clearly if a road is labelled a black spot with the RTA already can someone please explain to me how the introduction of another hazard ;i.e. Fully laden B-Double trucks was even considered! Due to the fact Lavis Lane is the ideal location for heavy vehicle movements with no congested traffic and a expansive road which surprise, surprise is not currently a RTA black spot this amendment has been is a last ditch approach which is putting my family and the general public and fellow residents in harm's way of fully loaded B-Double trucks in our daily movements on an extremely dangerous road.
- * 1.3 Consultation
"Consultation with neighbouring land holders in the vicinity of the proposed new intersection on Nelson Bay Road has also been undertaken, including face to face visits and phone calls!"
Still waiting for a phone call and still waiting for a face to face visit ,due to the fact I live directly across from this intersection and the fact the only way I found out was a pamphlet from a concerned resident .This is a clear breach of consultation and a disgraceful lack of concern for my young family and fellow landholders.
The clear lack of concern and the lack of communication from the CCC that landholders were not invited especially families that it directly effects due to the location of my land is inadequate and full disclosure and a lack of a duty of care is negligent and careless!
I will be seeking legal advice over this matter.
- * Devaluation of our property due to all the issues that have already been noted.

Yours sincerely
Sarah Buman