

Greg Winfield
26 Market Parade
Terranora
NSW 2486

Application Number 09 0166

Residential Subdivision at Fraser Drive, Terranora

I am writing to express my **opposition** to the proposed development at Fraser Drive, Terranora.

- Many of the proposed lots are under 500 sqm, and are in total contrast to the rural living lots of 0.5 acres immediately adjacent to the proposed development
- I object to the density of housing in the development – it is in contrast to the surrounding properties
- I object to the proposed development on the grounds it currently has a lack of green spaces (parks) and community areas throughout the development
- I object to the proposed development on the grounds that the proposed development does not integrate with the existing neighbourhood character
- I object to the application by Newland to have the boundary setbacks relaxed to allow garages to be built on the boundary
- I object to the application by Newland to relax council rules on retaining wall heights
- Both Market Parade and Parkes Lane are currently quiet cul-de-sacs and traffic is currently minimal – the proposed development will bring increased traffic along Market Parade and Parkes Lane which in turn will create hazards due to the lack of footpaths and our concealed driveways
- I object to the connection of Market Parade to the proposed development
- There will be a loss of views for current residents
- There will be increased noise pollution for current residents
- The community services within the development are being promoted by Newland and CPR Group as a positive feature of the development but will not be accessible to the current residents of Market Parade and Parkes Lane.
- DGR5.13 acknowledges the council requirement that all access be provided via Broadwater parkway, however Newland's plans show connecting roads from Parkes Lane and Market Parade. We object to connecting the proposed development with these established cul-de-sacs.

The land in question lends itself to having its own roads and infrastructure such that Parkes Lane and Market Parade can remain rural residential cul-de-sacs.

Yours sincerely
Greg Winfield