

Name: Mrs Rosemary Vickery

Address: 6 Lovat Brae Court

Banora Point

NSW 2486

Name of Application: Residential Subdivision at Fraser Drive, Terranora

Application Number: (09_0166)

Action: **I object to the project.**

Reasons:

1. Street entry to my home is from Lovat Brae Court but the front of my block is Fraser Drive and overlooks the proposed residential subdivision at Fraser Drive. My home on the Fraser Drive side has a retaining rock wall with a fence atop to assist in minimising noise from traffic from Fraser Drive. The proposed development includes the erection of a 2.4 metre acoustic fence on Fraser Drive situated opposite my home. I have sought advice from an architect as to the sound effects that the erection of such a fence will have upon us in my home. The architect told me that the erection of a 2.4 metre fence in the proposed location would create a sound tunnel ie. noise from traffic on Fraser Drive would bounce between the proposed 2.4 metre fence and my rock wall and that the noise would be significantly louder for us in my home. The lifestyle that we enjoy at present will be significantly hampered by the erection of the 2.4 metre acoustic wall. The erection of such a fence will benefit the residents of the new residential subdivision but will significantly and negatively effect the lifestyles of those not part of the development who live on Fraser Drive.
2. Housing development will include much more traffic on Fraser Drive from builders, trades persons etc. This in turn will create more traffic noise for residents on Fraser Drive, including myself. This will create even further noise in the sound tunnel for my family and I to endure.
3. The erection of the 2.4 metre fence will block the view of residents along Fraser Drive to the Terranora Lakes and rural setting that was a key reason for purchasing and/or building homes along Fraser Drive. To look out on to a fence is not aesthetically pleasing, nor will it be an attractive feature to potential buyers when present property owners on Fraser Drive attempt to sell their properties.
4. The erection of the 2.4 metre acoustic fence on Fraser Drive will block the view of all on Fraser Drive, both living in their homes and those driving on Fraser Drive. At present Fraser Drive has a beautiful vista. The erection of a 2.4 metre fence along its proposed length does not benefit the residents including myself, who currently enjoy the view.
5. The proposed development does not integrate with the existing neighbourhood character of Parkes Lane, Market Parade, Trutes Terrace and Fraser Drive residences. The proposed development is designed to

- fit as many lots as is possible with many blocks as small as 450sq/m. This is in direct contrast with current residences and block sizes of the area.
6. As a resident living on Fraser Drive we currently look out over and enjoy the rural setting and have done so for any years. The proposed residential development includes the development of hundreds of small blocks which will greatly detract from the view and may adversely affect future house resale values on Fraser Drive, which directly affects me as a resident and future home seller on Fraser Drive.
 7. Proposed house designs of the residential development show no eave overhangs. This may allow Newland to cram more houses on smaller allotments but gives no consideration to the protection that eave overhangs give to thermal and weather protection of windows and walls in this climate. Houses without eaves will need to be air-conditioned which is a huge environmental and financial imposition for the future owners and the community.