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Submission of Objection to Section 75W Modification of Concept Plan Approval and Project Approval – Modification no 15 Lot 6002 DP 1195858

We wish to lodge an objection to the proposed modification to the above Vincentia Coastal Village Plan. We are not objecting to the change of use from Retirement village to Residential housing but to the changes made to the advertised/promoted Masterplan of the layout of roadways and housing lots, including the access to these housing lots.

1. Objection to the size and shape of the Open Space allotment on the corner of Halloran St and Coaster Circuit (see map A)

The advertised Masterplan maps/diagrams and visual presentation for the whole Bayswood Estate have all consistently shown the same shape and size for this Open Space area. Some diagrams have also shown that this area is quite heavily vegetated with eucalypts, casuarinas and other native species. Our property is located at Lot 103 (29 Halloran St see Map A) directly opposite this Open Space area. We purchased here specifically because of the proximity to this Open Space and the visual advantage it offers. Because the Masterplan included this Open Space, we expected this to be retained in all future planning.

Our expectation was that after the development of Lot 6002, the outlook from the front of our house would be a filtered view, through a layer of vegetation in the Open Space, to the rear fences of the closest residential blocks. The Modified plan provides us with a very different and unappealing view. The addition of the Service Road and changed block-layout resulting in houses facing Halloran St, will impact on us significantly by:-

- Adversely affecting our visual amenity
- Increased noise levels
- Unnecessary increase in street lighting within the service road
- Loss of significant vegetation and bird habitat
- Traffic issues in close proximity to our property, due to vehicles accessing the service road as well as direct access from Halloran St to lots 1415 and 1416, all of which are very close (within 33 metres) to what will be the busiest intersection in Bayswood (i.e. Bayswood Ave/ Halloran St)

We are seriously concerned about how the drawn "boundary" for Lot 6002, which has been shown consistently since 2009 to not include the Open Space in question, has now come to be changed to include this finger of Open Space (see the 4 Maps on Document C).

We also question the terminology "Open Space" for this plan. What is the definition of Open Space? Does this Open Space have a viable/useful size and shape for fauna and flora habitat? Will any trees be retained at all in this Open Space ?(see photo 1) There are currently several large trees in that space that are habitat for kookaburras, kingfishers, owls, cockatoos, parrots, several species of lorikeets , honeyeaters and golden whistlers.

2. Objection to the roadway layout for lot 6002

The proposed Modified plan will severely impact traffic on Halloran St. In the application, reference has been made to “avoid traffic conflicts with multiple driveway crossings of Moona Creek Road associated with the main thoroughfare to the District Centre”. This reasoning is seriously flawed. The MAIN THOROUGHFARE to the District Centre is Halloran Street and it is now to be burdened with 2 new road access points, a new laneway and driveways for 10 new residential lots. The main thoroughfare from Stages 5, 6, 7, 8, 9, 10 and 11 (400+ residential lots) to the Vincentia Marketplace is Halloran St. This congestion was previously acknowledged when approval was sought for a Bus Route to service Bayswood. This resulted in a No Stopping Zone being deemed necessary from Summercloud St to the Moona Ck Roundabout on the Eastern side of the road – a section where it is now planned to add 10 additional house entrances on the same side as the No Stopping!! See Map B There will also be considerable impact at the southern end of Halloran St in the vicinity of the Medical Centre which is already congested with traffic movement and parked cars. The addition of a new road exit into lot 6002 almost opposite Seabreeze St will make this section dangerous to say the least!

3. Objection to habitat destruction and lack of details about what will be provided to replace the trees removed.

The DA in 2008 made reference to the Casuarina trees within lot 6002 as the main food source for the threatened bird species Glossy Black Cockatoo. We can reliably attest to the fact that these birds still regularly visit this bush area and also that Boobook Owls also frequent at night.

Attachments included : Map A, B Document C and Photo 1