

Application No. Casuarina Town Centre, MP06_0258 MOD10, Mixed Use Subdivision

The Director of Industry Assessment
The Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: Nicola Chisholm

GROUNDS OF OBJECTION

1. The width of the easement has already been reduced from 36m down to 20m and current plans to reduce it further down to 10.5m will reduce the available community open space.
2. The introduction of a traffic road within the 20m buffer zone is contrary to the originating planning intent and purpose of the easement for open space landscape planting and pedestrian / cycleway only.
3. The proposal conflicts with earlier planning permits and there is not sufficient planning merit or grounds to overcome the conflict.
4. The introduction of trafficable road will cause adverse amenity impacts on neighbouring residents due to:
 - a. Increase noise impacts
 - b. Increase light spillage
 - c. Increase security concerns
 - d. Decrease landscape and visual buffer to future development
5. Neighbouring residents that purchased land and built in the area have done so based on planning approvals which required 36m to 20m easement for landscape buffering and would have not reasonable contemplated such to include a trafficable road.
6. The developer has adequate capacity to move the proposed road south out of the 20m zone or internalise the trafficable road within the town centre master planning rather than adjacent to existing residential properties.
7. The developer is merely seeking to increase their developable area at the expense of the community by decreasing the buffer zone and accommodating a road within an area always intended for landscape buffer planting and pedestrian/cycle access only.

I HAVE MADE A REPORTABLE POLICAL DONATION IN THE PREVIOUS TWO YEARS.....YES NO.....

PLEASE KEEP MY DETAILS PRIVATE.....YES/NO.....