

**Enguang Lee - Online Submission from Michael Roberts (object)**

---

**From:** Michael Roberts <michael.roberts@kempsey.nsw.gov.au>  
**To:** Enguang Lee <enguang.lee@planning.nsw.gov.au>  
**Date:** 6/12/2010 1:59 PM  
**Subject:** Online Submission from Michael Roberts (object)  
**CC:** <assessments@planning.nsw.gov.au>

---

Points of concern regarding the concept plan:

1. Visual amenity - In my opinion more should be done to ease the visual impacts of the proposal in this locality. Further provision for open space & landscaping along the northern hillside of the site. Possibly a vegetation screen along the proposed noise wall and detention basin adjacent to Ocean Drive. This will ease the visual impact of the development when travelling along Ocean Drive southbound. Being a resident that lives in Abel Tasman Estate (Bligh Place), it is aesthetically pleasing to have views of the ocean, rainforest & grasslands associated with this site.
2. SEPP 26 Littoral Rainforest & SEPP 71 Coastal Protection - The existing Littoral Rainforest located to the east of the site is of great value to the local community and aboriginal heritage. Specific protection measures need to be adopted to preserve this unique stretch of environment. The environmental assessment outlines revegetation works and the establishment of buffers between the development and the rainforest. In order to further minimise disturbance, the buffer distance between the existing rainforest fringe and any proposed development (including roads & cycleway) should be a minimum of 100m.
3. Hilltop Village - Development restrictions should be implemented on the proposed Hilltop Village. Impose 2-storey height restrictions to minimise visual impact on landscape, remove commercial development from village to retain residential atmosphere, develop a coastal colour scheme for buildings, and develop a landscape plan that focuses on predominantly open space and garden areas.

I hope my suggestions & comments are taken into consideration during the planning stage of this proposal.

Regards,

M.Roberts

Name: Michael Roberts

Address:

No. 9 Bligh Place, Lake Cathie

IP Address: 210.24.168.202.static.comindico.com.au - 202.168.24.210

Submission for Job: #1096 Residential, Commercial and Tourist Development (Concept Plan)

[https://majorprojects.onhiive.com/index.pl?action=view\\_job&id=1096](https://majorprojects.onhiive.com/index.pl?action=view_job&id=1096)

Site: #695 07\_0010 Ocean Drive, Lake Cathie

[https://majorprojects.onhiive.com/index.pl?action=view\\_site&id=695](https://majorprojects.onhiive.com/index.pl?action=view_site&id=695)

**Enguang Lee**

E: [enguang.lee@planning.nsw.gov.au](mailto:enguang.lee@planning.nsw.gov.au)  
-----

---

Powered by Internetix Affinity