

Enguang Lee - Online Submission from Penny Marshall of community member (other)

From: Penny Marshall <marsho@bigpond.net.au>
To: Enguang Lee <enguang.lee@planning.nsw.gov.au>
Date: 17/12/2010 10:30 AM
Subject: Online Submission from Penny Marshall of community member (other)
CC: <assessments@planning.nsw.gov.au>

16 December 2010
Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Concept Plan and Project Application
for Area 14 Stage 1b of Lake Cathie (Milland and Seawide properties)

Part 3a Application Number: MP 07_0010

Contact officer: Enguang Lee

Dear Sir,

I have reservations in supporting the Concept Plan by landowners Milland and Seawide under Part 3a of the EP&A Act in its present form because I consider the proposed building heights will not succeed in maintaining the village atmosphere noted as desirable by the community in the Environmental Assessment (page 178).

I submit that buildings should be limited to three storeys in the proposed ?Hill-Top Village? and two storeys elsewhere, with provision for basement car parking as proposed.

I also submit that the proposed building heights ? most particularly within 100m of the SEPP 26 Littoral Rainforest ? will exacerbate wind turbulence on the landward side of the rainforest and thereby threaten its long term sustainability. In my opinion any buildings that may be permitted within the 100m buffer zone included under SEPP 26 should not exceed two storeys.

Furthermore I cannot support the proposed increase in density as long as the supporting road infrastructure remains in its current condition. Port Macquarie-Hastings Council has no plans or funding for any major improvements to Ocean Drive or Houston Mitchell Drive to service this and other proposed developments in Area 14 within the next two decades. I do not accept that developers? contributions will provide sufficient funding to maintain or upgrade these critical arterial roads to the necessary standard to withstand the pressures of development, thereby imposing a further burden on rates for existing residents.

I do however support the Project Application for the ?Stage 1? environmental works associated with the SEPP 26 Littoral Rainforest. It is essential that the works proposed be carried out in order to protect the rainforest from ongoing impacts of humans and animals, both domestic and feral. In particular, the proposed boardwalk must be gated and regulated as a dogs on leash only area to protect both flora and fauna.

The Vegetation Management Plan appears comprehensive and should be supported.

It is important that the regeneration of the buffer zone to the west of the Littoral Rainforest should be high quality and its ongoing maintenance assured by Council after the developers responsibilities have ceased.

Thank you for this opportunity to comment.

Yours sincerely

Penny Marshall

Name: Penny Marshall
Organisation: community member

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Submission for Job: #1096 Residential, Commercial and Tourist Development (Concept Plan)
https://majorprojects.onhliive.com/index.pl?action=view_job&id=1096

Site: #695 07_0010 Ocean Drive, Lake Cathie
https://majorprojects.onhliive.com/index.pl?action=view_site&id=695

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