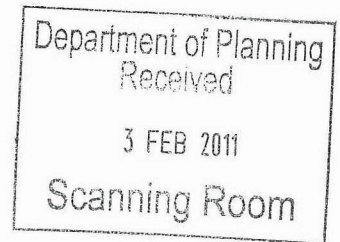


16 Rutland Street
Bonville, NSW 2441

31 January 2011

Ms J Bakopanos
Acting Director, Regional Projects
NSW Planning
GPO Box 39
SYDNEY NSW 2001



Dear Ms Bakopanos

Re Your ref 080080

Thank you for your letter of 31 January 2011 regarding the proposed residential subdivision Lot 112DP 1073791 Lyons Road, North Bonville (080080).

We **object** to the proposed subdivision because

1. There is no detailed plan regarding traffic control.

The North Bonville DCP as issued by the Coffs Harbour City Council states that the traffic strategy is to "Establish a road hierarchy that restricts direct access to approved intersections only onto Lyons Road".

From the plans provided there would be only two access routes to the new subdivision – either from Bambara Road or Rutland Street.

We believe that having only these two access roads for a development of 196 allotments and 55 medium density senior independent units would create a huge increase in traffic flow in these 2 streets. We request that additional access points need to be provided to service a proposed development of this size.

2. This area is zoned residential 2(a) – low density. We were told this by the planning division of Coffs Harbour Council as we were concerned enough to ask when purchasing our home. A medium density aged care facility contravenes this zoning.

3. How many lots are planned? Your letter states that "the project is for a residential subdivision comprising 151 low density Torrens title lots ranging from 460m² to 1040m² in size and three land parcels for future medium density housing under Community title". However, the application plan on your website lists 196 allotments ranging in size from 600m² to 800m² and around 55 medium density residential lots (size range 100 – 200 m²) for self care seniors housing, occupying around 1.75 hectares (see page 15 of Scoping Report for Project Application).

We would like to see a full report on zoning and environmental issues provided (including traffic flow).

Yours sincerely

GW & NJ Nitschke