

12 Rutland Street
North Bonville 2452

27 February 2011

Department of Planning
GPO Box 39
Sydney 2001

Dear Sir

RE: PROPOSED RESIDENTIAL SUBDIVISION AT LOT 112 DP 1073791 LYONS ROAD NORTH
BONVILLE (08_0080)

I am lodging an objection to the above mentioned subdivision on the following grounds:

1. The subdivision I bought into has high standards in relation to housing size, method of construction, parking of trucks, caravans and boats. There is also no dual occupancy. Of concern with the proposed development is whether these same high standards will apply.
2. Medium density living is out of character with the area. A reason for living here is the area represents a compromise between rural and suburban living. Parts of the surrounding land are environmentally sensitive and wetlands. The development being proposed would have a significant impact on the quality of life I now enjoy, the environment and the wildlife that attracted me to the area. Property values and future expectations of lifestyle are now under threat.
3. Impact on traffic flow. The speed limit on Lyons Road has already been reduced from 80 km to 60 km per hour because of community concern about increased road usage. The size of the proposed subdivision will have a significant increase in traffic using Lyons Road. By changing the existing intersection of Rutland Street and Lyons Road to left turning only and not allowing a right turn to Toormina or Sawtell will force more traffic along Rutland Street to turn into Bambara Drive to turn right onto Lyons Road. Rutland Street is a narrow local road that does not allow cars travelling in opposite directions to pass each other, at the same time, if a car is parked in the street.

In conclusion I would like to strongly protest against this development for all of the above reasons and I look forward to a positive and equitable response from your department.

Yours Faithfully


Pauline Kelly