

Thomas FitzGerald - Online Submission from Thomas Mark Upton of Private (comments)

From: Thomas Mark Upton <markupton2@bigpond.com>
To: <thomas.fitzgerald@planning.nsw.gov.au>
Date: 3/04/2011 8:18 AM
Subject: Online Submission from Thomas Mark Upton of Private (comments)
CC: <assessments@planning.nsw.gov.au>



Dear Sir,

I make the following comments for your consideration:

1. Traffic and Zoning

(a) Parkes Lane and Market Pde are existing roads proposed to connect to the new subdivision. Whilst this appears logical at the planning stage, the reality is the existing alignment, lack of off- street parking along crucial lengths of Parkes Lane and steep sections of Market Pde are simply not conducive to additional traffic. At present some sections of these roads give less than 100mtrs clear vision, the roadway is reduced to one lane when vehicles are parked (legally) on the pavement and accordingly increased traffic will only add to the dangers currently experienced for pedestrians, passing traffic, school buses and service vehicles such as garbage trucks and visiting tradesman. I propose the two existing roads be delineated at the new boundaries by no entry signs or no access to Fraser Drive from the subdivision and vice versa. A reasonable alternative is to terminate both existing roads with a cul-de-sac thereby giving the developer 4 or so blocks at each road with little cost, and with minimal traffic increase.

(b) The temporary intersection proposal is unacceptable. It would seem the proponent cannot undertake construction of the Broadwater Parkway in the first stage of development due to not owning the land. It would be reasonable to ensure this roadway, being the main access for the entire subdivision and vital to limiting traffic to Parkes Lane and Market Pde be redesigned onto land owned currently by the developer. If in time it can be realigned, then so be it. The other foreseeable problems are the financial viability and long term desire of the developer to carry out the later works. What happens if the developer ceases to exist after the first stages, or if Stage 7 doesn

Thomas Mark Upton

E : markupton2@bigpond.com

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