8

From: Brenda Connelly <coolyback@optusnet.com.au>
To: <thomas.fitzgerald@planning.nsw.gov.au>
CC: <assessments@planning.nsw.gov.au>
Date: Wednesday - March 30, 2011 9:24 PM
Subject: Online Submission from Brenda Connelly (object)

See attached submission

Additional Details:

Disclosable Political Donation: no

Name: Brenda Connelly
Email: coolyback@optusnet.com.au

Address:
15 Parkes Lane

Terranora, NSW
2486

IP Address: d220-237-244-45.dsl.nsw.optusnet.com.au - 220.237.244.45

Submission for Job: #3509
https://majorprojects.affinitylive.com/?action=view_job&id=3509

Site: #2109 Residential subdivision at Fraser Drive, Terranora
https://majorprojects.affinitylive.com/?action=view_site&id=2109

I wish to object to the development proposal (09_0166 - Residential subdivision) by Metricon on the following grounds:

1. Out of character with the adjoining Rural Living Estate in Parkes Lane, Market Parade and Trutes Terrace.

Item 2.2 of the Director General's Environmental Assessment Requirements (DGEARs) requires that ***"iv. the character of the surrounding area is maintained through appropriate subdivision layout, building height and scale, setbacks and streetscape and retention of views to significant landscape features"***

The Visual Impact Assessment prepared by LVO Architecture pays no attention to the adjacent rural living estate when assessing this.

The proposal to develop housing lots as small as 450sq/m is in contrast with the existing subdivision where average allotments are in the order of 2000 - 3000sq/m. The Visual Impact Assessment prepared by LVO Architecture to reflect the expected outcomes for the developers is deficient in its assessment of the character of the area. In paragraph 4.1.2 they state that the development "will be consistent (in terms of subdivision pattern, building scale, streetscape and so on) with the history and type of development in the local area, which is also part of the area's character." The fact is, this development is proposed on land that is a natural amphitheatre surrounded by a Rural Residential garden suburb. Contrary to LVO's assessment, the proposed subdivision pattern is NOT consistent with that existing, is NOT consistent with the existing streetscape, and the proposed slab-on-ground terraced building platforms are NOT in character with the existing housing that has been in most cases, built in harmony with the existing landform demonstrating a wide variety of building construction techniques.

By changing the existing cul-de-sac roads in the rural living area to through-roads to the proposed development, Newland Developments (Metricon) will exacerbate the loss of character of the existing garden subdivision. There needs to be delineation of these two distinct precincts. This can only be achieved by not having connecting roads and by having a native vegetative buffer zone as described in the draft DCP prepared by Tweed Shire Council in 2005.

2. The Impact on Scenic Amenity and Natural Landscape Elements.

Again LVO's assessment of the impact of the proposed development is deficient in its assessment of, and dismissive of the impact this development will have on the PUBLIC views currently enjoyed by existing residents and motorists using the highly scenic roads around this proposed subdivision. In LVO's assessment (paragraph 36) they state that "when assessing the extent of impacts on the visual amenity of the local area it is important to bear in mind that (with the exception of the residents club and display home) the proposed development does not include the development of any built

form. However, this assessment will, where necessary, consider the impacts of likely future built form"

However, LVO have given no assessment of the impact on Scenic Amenity when the views to the west of Fraser Drive, (which includes views of natural mountains, bluffs, valleys and lakes), are totally obliterated by the minimum 2.4metre proposed acoustic wall recommended by TTM Consulting (Acoustic Report) I suggest this IS built form and therefore should be assessed for its impact on scenic amenity. The vista across the site from Fraser Drive has high scenic value for passing motorists and the residents on the eastern side of Fraser Drive.

The Tweed Shire Council DCP is specific in its goal to preserve public views.

"Public Views and Vistas

Public views and vistas are enjoyed from public places such as foreshores, parks and along streets. Views are generally contained by buildings in the streetscape, such as view corridors down a residential street.

Vistas are long wide views, generally across a locality. Vistas are generally defined by ridgelines and valleys.

Objectives

• To ensure existing public views and vistas particularly those of important natural features such as ridgelines, water or bushland are retained, in so far as it is practical to do so.

• To ensure public view corridors, particularly those down street and between buildings, are not unnecessarily reduced or obliterated.

• To ensure public views of important public places or buildings are protected.

Controls

a. The location and height of new development is not to significantly diminish the public views to heritage items, dominant landmarks or public buildings from public places.

b. The location and height of new development is to be designed so that it does not unnecessarily or unreasonably obscure public district views of major natural features such as the water, ridgelines or bushland.

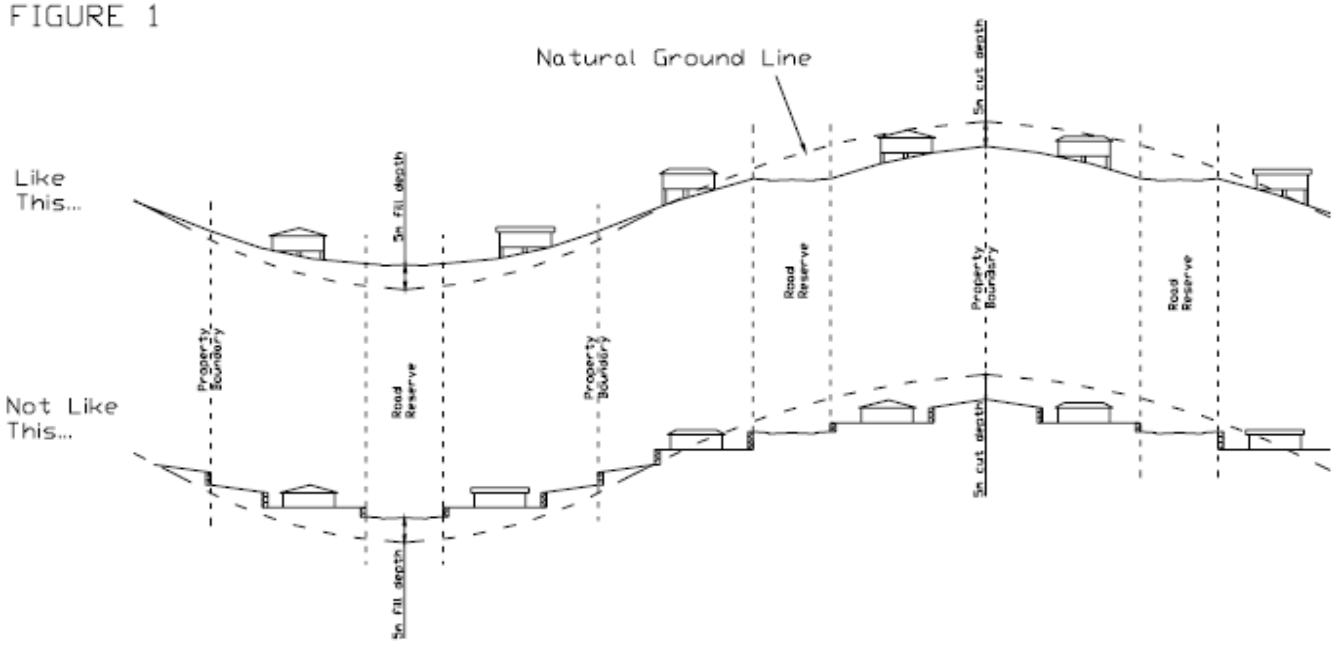
c. The location and height of new development is to be designed so that it does not unnecessarily or unreasonably obscure public view corridors, for example, down a street.

d. The location and height of new development is to be designed to minimise the impact on public views or view corridors between buildings."

LVO is also dismissive of the impact on the Scenic Amenity of the proposed development on the residents of the adjoining rural living estate. As stated before, the proposed development is in a natural amphitheatre with the existing residents all looking across the proposed subdivision. In paragraph 44 LVO states that "the development seeks to maintain the topographical qualities of the site by limiting alteration of the landform". However, engineering plans show a highly altered topography that requires extensive filling (13 metres in some areas) and cutting; landforming requiring extensive terracing and retaining walls up to 6 metres in height***. (Landforming that is also in contravention to Tweed Shire Council DCP No. 16 Site regrading Acceptance Criteria Development Design Specification –D6***

"D6.05.4 Shape/Surface Criteria
1. Residential and Rural Living Subdivision, includes residential subdivisions in Village and Urban Expansion zones
• The finished landform shape (concave/convex, rolling, stepped etc) of the subdivision site should mimic existing and local surrounding natural topography
• Except as provided in Note 1. below, no sharp changes of gradient (eg. associated with batters or retaining walls) are permitted at or near inter lot boundaries or within lots.
• Batters and retaining walls are not permitted for the purpose of creating terraced lots"

FIGURE 1



Reprinted from Tweed Shire Council DCP No. 16 - Site regrading Acceptance Criteria Development Design Specification –D6

By understating the scenic impact of the massive landforming and retaining walls, LVO is simply delivering an assessment that the developers require to avoid the scrutiny of State Planning. From many properties in Parkes Lane, their view will consist of a highly altered landform with up to 15 terraced and retained building platforms with a backdrop of a 3 metre rock wall with a 2.4 metre acoustic wall on top bordering Fraser Drive.

I believe that the Visual Impact Assessment produced by LVO to be flawed. It needs to be dismissed and an independent assessment undertaken.

3. Traffic Impact on Existing Local Roads.

I have lived in Parkes Lane for over 15 years. This street is typical of many rural residential areas in that it has only been designed and maintained to cater for a low density small subdivision of about 120 houses.

The Newland (Metricon) proposal links the existing Rural Living roads to the new higher density residential estate. This will impact negatively on the existing residents and is inappropriate for several reasons including the loss of character mentioned previously.

a)There is NO footpath. Local residents and school children are required to walk cautiously along the edge of the bitumen. See Attached Photos

b)The street is also accentuated by concealed driveways and poor visibility on the bends.

At the Altitude Aspire public display on Saturday 26th Feb, Sean Nicholson from Newland and consultant Darryl Anderson, conceded to several concerned residents that Parkes Lane will experience increased traffic, particularly during the construction of houses in stages 7-10. They also stated that it's a problem that council will have to deal with!

The best solution would be to adopt the council position (Draft DCP 2005 & 2008) that any development on Area E should have a self-contained road network that excludes the use of existing local roads including Parkes Lane and Market Parade. I have been in contact with council planning and that is still their position. Again the developers have treated the existing residents with contempt by passing the responsibility of impact on existing roads on to the council and ratepayers and have again come up with a sham traffic report that understates the social impact.

It is vital that NO subdivision be allowed until the proposed Broadwater Parkway is completed and that this be the ONLY access into Altitude Aspire.

In conclusion, I am a realist and understand that the Altitude Aspire site will be developed into a residential housing estate. I do however believe that the current proposal is flawed in its lack of consideration to the existing residents by:

1. the loss of character that will result

2. the impact on the scenic quality due to the acoustic wall and radical landforming and

3. the safety impact of increased traffic on the existing road network.

I do hope to have the opportunity to further state my case for objection to this development and look forward to meeting offers from NSW Dept. of Planning when they visit the area to evaluate the proposal.

Regards,

Brenda Connelly

15 Parkes Lane,

Terranora 2486

Ph. 07 55242955

Email: coolyback@optusnet.com.au

Appendix

The following photos are an attachment to the OBJECTION lodged by Brenda Connelly to the proposed residential subdivision - 09_0166 - Residential subdivision.

This picture shows how narrow Parkes Lane is in places. Any increase in traffic generated by linking these roads to the proposed development would endanger the lives of existing residents.

Note also the driveways on the left of the photo. In that particular section, there are 6 driveways that are partially or wholly concealed.

These photos show how inadequate the road would be if extra traffic were to be generated with the Altitude Aspire development. These photos were taken at the edge of yet another concealed driveway.

These photos show a resident's protest sign. The yellow stripe at the top of the sign indicates the height of the proposed acoustic wall. This photo was taken from the edge of Fraser Drive at a point midway between Parkes Lane and Gen Ayre Drive looking north-west. It is clearly seen how this wall will obliterate the public views across Terranora Lakes to the Lamington plateau.