

03/11/2011

Postal address: [Redacted]

Attention: Director,
Metropolitan and Regional Projects South.
GPO Box 39
Sydney NSW 2001

RE: Proposed mixed use development, Tallawarra Lands, Yallah.

App No: MP09_0131

As a resident bordering Tallawarra, I wish to indicate my objections to the Tallawarra Lands Development proposal.

I am not affiliated with any organisation that has an interest with the development, nor have I made any donations, political or otherwise that could be construed as relevant to the development.

I am only objecting to certain aspects of the development that I can see will have a direct impact to my family, neighbours and visitors to the area. I understand that development and progress needs to occur for the good of the area/region via growth and employment and as such, I support the majority of the development.

The areas that I object relate to the Central Precinct and the large blocks. These objections are highlighted in the following 10 points:

1) Differing Boundary Lines

Whilst reviewing the Environmental Assessment (EA), I have noticed that different sections/studies of the Tallawarra Lands Development appear to have differing boundaries indicated on the northern end of the Central Precinct.

(IE). The indicated boundary on the 'Landscape Masterplan in Application & Declaration - Appendix A – site plan' differs to other plans in the EA. This plan shows the boundary approx 25m south of other plans and if it is correct, then most of my objections will be withdrawn .

Which is the correct Development Boundary?

2) Loss of views.

As per the Director Generals requirements – Key Issues – Section 4a – Environmental and Residential Amenity - the development shall take into account the existing views and impact of the development. Climate change – 4.2.5.2 – Obtrusive build form/site development leading to loss of visual amenity.

This development will obliterate any views currently enjoyed by myself, the residents of Carlyle Close and the hundreds of visitors/sight seer's that regularly park and enjoy the natural lookout to the southern view. Approx once a month a mini bus filled with students study the southern area from the eastern end of Carlyle Close.

3) Reduced Land values

Land owners along Carlyle Close have paid a premium for their land which is based on the uninterrupted views. This development will ultimately have a negative impact on our house/land market values.

4) Landscape Plan.

Section 6.2, 6.3 Residential Landscape Principle – Visual Amenities.

These sections dictate that large trees, in excess of 10m, are to be planted in the backyards. Due to the extremely strong, at times cyclonic, winds I believe this rule should be removed from all blocks of land on the Central Precinct hill that will be impacted by strong southerly and westerly winds.

Large trees are not only extremely noisy and messy. but dangerous and damaging in strong winds. For safety reasons and common courtesy, no large trees should be planted in high wind areas (on the hill) or near boundaries.

Twigs and small branches can easily travel 50m in the winds experienced on the hill. This being a common occurrence during winter months.

5) Access to Carlyle Close.

The Environmental Assessment does not clearly state that the large blocks cannot gain access via Carlyle Close.

Carlyle Close is a narrow road that was only designed for the existing estate. This road already becomes congested and difficult to negotiate with the current residents and is regularly blocked by delivery and work trucks when homes are being built. It should be stipulated that No access to Tallawarra Lands to be via Carlyle Close.

6) Boundary Fences.

The Environmental Assessment does not mention if boundary fences will be constructed along the Carlyle Close boundary.

My concerns are: * Fences will obliterate the southern views.

* Fence Material types – Each land owner could potentially choose a different material and/or colour which will have a negative visual impact along Carlyle close.

* Fence construction – Will need to be built to withstand extremely strong winds. I have witnessed colour bond fences on the Northern side of Carlyle Close damaged by south & westerly winds.

* Cost – My land will have 3 separate bordering blocks, an expense I should not bear.

If boundary fence required, I suggest the Carlyle Close boundary fence be made of a mesh type, like ARC weld mesh. It should be installed by the developer to ensure uniformity, at developers cost.

7) Animals Not Mentioned

The Environmental Assessment has not made mention of several animals that inhabit the hill and surrounding area, or the Tallawarra/Escarpment corridor that they use.

In the last 11 yrs my family and friends have witnessed several times:

- Kangaroo's/Wallabies that traverse to/from Tallawarra lands to the public reserve, west of the water tank. (Last roo spotted 17/9/11 near Mt Brown cutting)
- Turtle/tortoise's and Frogs that traverse from the ponds in the northern public reserve – through our property – down to the wet lands in Tallawarra Lands.
- Echidna's, as recently at 1/11/11, that venture along Tallawarra side of Tallawarra /Carlyle boundary.

8) Industrial land

Regulations on the Businesses that set up in the industrial areas are to be set so as not to impact the neighbouring residents. Noise and smell is the greatest concern.

Noise will travel over great distances in calm conditions, especially at night time. Even a reversing siren/beeper is extremely annoying whilst trying to sleep with windows open. As this industrial land is in close proximity to a residential area, the hours of operation should be limited to 07:00hrs to 22:00hrs.

Smell can also be intrusive. The development indicates that the industrial area can be used for boat building, ie. fibreglassing. I believe that any industry that uses toxic chemicals that can permeate into the atmosphere should not be allow in close proximity to residents.

Learning from history, the southern end of Dapto regularly experienced fibreglass fumes when UFI Pools were in operation at Yallah.

9) Building Height regulations.

The Environmental Assessment allows buildings to be constructed to a maximum of 9m. Building on the large blocks, close to the ridge will not only be an eyesore from Carlyle Close but from the F6 freeway.

Buildings above a single story could interfere with TV and internet receptions.

Double story constructions will contravene Loss of privacy clause to existing residents.

10) Internet Interference.

My house is a base station for Fish Internet's Etherwave internet system.

If the development and regulations for the large blocks beside my land are approved. the signal from Albion Park and to Oak Flats will be affected resulting in loss of internet connection to not only myself but to many customers downstream of me.

This will have a monetary impact to myself and result in lost income for Fish Internet.

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If your Dept has any influence on the actual construction of the development (i.e. the excavation, I request that the maximum dust suppression rules be imposed to stop the impending dust storms that will be generated by the winds and driven to neighbouring houses.

I request that my name and contact details NOT be made available to the Proponent or other interested public authorities or the Dept's web site.

Yours Sincerely


