Re: DA 2024/0492 Subdivision - Community title subdivision comprising of 13 lots and new road access

Dear Mr. Prosser,

My submission in response to the above:

General comments:

1. The template nature of the reports relevant to this DA are noted.

2. The existing attractive and positive landscape qualities of the site will be lost along with many existing trees.

3.. The following statement is not correct for properties that share any boundary segment with the Aruma site:

"The Proposal is in the public interest as it will have limited impact on the surrounding locality." "Report – Statement of Environmental Effects" page 17.

This type of general statement lacks credibility to residents likely to be affected by a development. It is noted that all developments have both positive and negative impacts on the surrounding environment and locale, and further that many of these impacts are unforeseen at the early DA stage.

Other concerns:

Noise:

"Long-term: • The proposal will not result in a significant increase in noise levels above that which already exists." "Report – Flora and Fauna Assessment", prepared by Ecological Consultants Australia Pty Ltd., page 37.

This statement is not correct. Aruma, formerly the House with No Steps, operated Monday-Friday during 'office hours' with (usually) no activity at weekends. So, there was some noise during weekdays, little at night (apart from erratically triggered security alarms) and very little at weekends.

Unlike any of the neighbouring houses, our single level house has the master bedroom located merely 6.4 metres from the rear boundary fence. A new roadway is proposed to be located along the western boundary of the Aruma site to allow vehicle movements with their associated noise, emissions, and, at night, headlight spill into our property. The kerb of the proposed new road is just 2 metres from our property boundary so noise and pollution impacts will be significant. A small landscape intervention is proposed in this 2m wide 'buffer' zone but this will not significantly mitigate impacts as mentioned.

Proposed new road:

A generous turning circle of 24.4 metres diameter is indicated at the terminus of the proposed new roadway. It appears that accommodation of small garbage trucks would be the rationale for this, another type of vehicle that will increase noise levels for neighbouring properties.

It is inequitable that one group of neighbouring properties (numbers 19 and 21 Warili Road and numbers 3,5,7,9 and 11 Malbara Crescent) will be subject to the greatest impacts from the proposed road in the new development. A central road layout with properties radiating around it would have been a preferable solution where estate inhabitants would likely have displayed more considerate and self-regulating behaviour towards neighbours.

Alternative solutions:

1. Relocation of the existing bus stop at the Blackbutts Road frontage of the Aruma site. The rationale for location of a bus stop here was presumably to facilitate the safe and easy access to the bus for the Aruma clients. As these clients are no longer attending site, it is possible to move the bus stop. This would allow Lots 2, 3 and 4 to have driveways directly on Blackbutts Road. It is noted in the proposed subdivision plans, a driveway to Blackbutts Road is indicated for Lot 4.

2. The Aruma site already has two existing large entry/exit points on Blackbutts Road. A Y-shaped driveway could service both Lots 2 and 3 if the western entry/exit were to be retained, or, alternatively, a semi-circular driveway could service Lots 2, 3 and 4. This would decrease vehicle movements and their impacts on the new proposed road.

I am an owner occupier of ████████████████████████. I can be contacted on ████ ████ or ████████████

If this submission is to be uploaded to the relevant section of Council's website, please do not show my address, email address or phone number. It could also be uploaded under the title of "Name Supplied - Withheld".

Regards,

████████████