


Dear Mr. Wiltshire,

I am the property owner at . I object to the development plan sent out on the 8th of October, 2021. The allocation of blocks without recreational spaces and the increase of traffic is my main concern.

This development as it stands will mean my family need to relocate as we moved to the area more than a decade ago for space, quiet enjoyment of the area and recreation. This development plan will mean considerably more difficult commutes to the local school (New Gisborne) and freeway exits as turning right out of Morrow Road can take many minutes as it is and is often unsafe. My children play at the end of Morrow Road because we do not have a playground/recreational area within easy walking distance and the benefits of being in unstructured green spaces are well documented. As there are no footpaths our young children also use the road to learn how to ride bikes and scooters. The paddock/vacant land is currently used by many residents for dog walking and exploring nature- particularly the little children.

My questions are:

- I'm not sure, but it looks like a corner of our property is across the development line with a landscape buffer- what will this mean for us?
- What is the expected impact for traffic flow for turning right onto Station Road?
- Does this meet bushfire regulations with only one direct exit and one convoluted (via the Boulevard) exit?
- What is the plan for green spaces and recreational spaces for this area? What is the pedestrian flow going to be?
- Will Morrow road have footpaths installed so we can actually walk anywhere seeing as traffic will increase and walking on the road will not be viable?

My thoughts are that there needs to be the following:

- Include at least one playground
- Include a communal garden similar to the estate at Baringo or perhaps with native local flora
- Include a bike/running path to support the health of local residents
- Look at how McKim road could take some of the traffic flow
- Install footpaths along Morrow Road.

It would be a shame to not see this development as an opportunity to create spaces where people want to live and thrive. I look forward to your responses.

Regards,



