

[REDACTED] the proposed properties at High Street and McMasters Lane, and in particular [REDACTED] the proposed new access road for 8 of the 15 proposed properties. The outlook is the single most important reason I bought this property and I will be directly affected by a high density housing estate replacing the open outlook.

I understand that the planning principles relating to the area were decided a few years ago when the overlay was put in place and that there are limited opportunities perhaps for me to comment on those aspects of it that most concern me.

My principle concern with the plan that has been submitted is that there doesn't seem to have been any consideration to the specific location and character of this spot: we are not in the centre of the town but at the perimeter and if the 15 properties proposed for this tiny corner are approved that will be the baseline density for Area 1. There is a way to do this well, the proposed plan is not it. I hope the below comments are a helpful contribution; I have tried to keep them constructive.

Consider graduated approach to density to reflect proximity to town centre

- this is an opportunity to reflect on whether the density proposed for this little pocket at the rural interface is appropriate, particularly given that this is the first development plan since the overlay was put in place
- I note the application states that "The layout responds the established character and rural setting of the township by providing a **graduated transition in lot size** from the rural land to the north to the established residential area to the south"
- I disagree that the layout responds to the established character of what is currently here: the density of the proposal development of 15 properties is four times greater in relation to the adjacent residential lots, no account has been taken of this - Lancefield is not one homogenous residential zone, properties on the outskirts are nothing like those in the centre of town in style, size or setting
- The application notes "The long-established residential properties on the south side of High Street generally have low and/or open front fences and substantial gardens"
- all the surrounding properties, i.e. my neighbours along the High Street, are a minimum of around 2000, and mostly nearer 4000; I don't know how 700 was considered to be appropriate here and in keeping with surrounding properties - it is the opposite
- The application states: "**lots at the High Street interface will be approximately 1100m²** to match the dwelling spacing and grid pattern of the existing township".
- I can't reconcile this statement from the application with the actual proposed layout of the lots, unless 750 is considered "approximately 1100" From my reading of the Development Plan there are at least two lots of less than 750 proposed at the High Street interface.
- consider instead as a planning principle for Area 1, a gradual increase in density i.e. only approve smaller lots sizes (i.e. less than 1500) when the "development" gets closer to the town centre, consistent with the commitment to preserve the character of the township; this is virgin land that has never been developed with extraordinary open views; there is only one opportunity not to stuff it up

Single storey "is preferred"

- noting this from the Image and Character report "nearly all houses are single storey and set back behind a front garden"
- noting the statement that single storey "is preferred"
- **only single storey dwellings should be approved or double within roofline, with no exceptions**

Landscaping

- this end of Area 1 has very little existing tree screening compared to the rest of Area 1 as it gets closer to the town centre
- **landscaping along the High Street to include mature trees to provide a screen;**

I would like to have commented on the inappropriateness of the whole concept when the infrastructure doesn't support such accelerated development. We don't even have a bus stop at this end of town. But I understand that it's too late for that. I anticipate that my submission will likely be considered as too subjective given I have a vested interest. That would be a pity. Yes, I do have a vested interest but that doesn't mean I don't have a point.

I urge Council to consider seriously my comments and to tread carefully as you deliberate whether to approve this first application for development plan approval. It will set a precedent and you don't want as your legacy to be remembered as the councillors who ruined the unique character of our historic town. I hope this is constructive and helpful.