

Tegan Goodman – 5 Brenda Lawson Way

My submission is centred on a few points.

Firstly, we are relieved that the ill thought-out access road from Brenda Lawson Way has been scrapped. This was always a very stupid unsafe design and are disappointed this got as far as it did.

I however have remaining concerns which I believe have not been sufficiently addressed.

My main concern is the severe impact on our property from the Height, Scale and Bulk of the Care facility buildings. This is a zoned residual property and all neighbouring properties have had to abide by council regulations regarding height. These proposed buildings will result in a significant loss of residential character and impact severely on the privacy and lifestyle of neighbouring properties.

This is an approx. 108m long block building which towers over our property and those on Fawden Way.

Olive Estate had the opportunity to build these buildings in the centre of their property with the ability to craft surrounding roads, buildings, and landscaping.

However they would have been aware of the effect this would have on their own occupants/property values but have instead chosen to move it to the highest point on the section and build a monstrosity of 10m which towers over neighbouring properties without caring about its effect. This reeks of greed and no care about neighbours.

To give some perspective of building height and ground levels. Where normal residential sections are cut into the slope of the land and retained, this building site is being built up to the exist land level at the highest point by Fairrose drive.

The level from the height the apartments ground floor footings are 1m higher than the apex of my house roof height.

Although in this version of plans Olive has made some changes including setback and moving the commercial entrance way. I feel that any landscaping proposed would need to be off such massive scale that it would shade my property.

My second concern, the construction and earthworks for this site will be massive. I have concerns around noise/dust and effect on my property of run off. My house is also clad with plasterboard, which can crack due to vibration.

There are no plans to safeguard against damage to neighbouring houses and properties and no plan on consultation of neighbours.

Thirdly Noise and lighting effects on neighbouring properties have not been properly addressed. As this is a commercial building in a residential neighbourhood they will have Air conditioning/central heating and lighting 24hours per day.

A fourth note is the last of a vested green space. The way that Olive plans to have its green space in parts makes it seem as private property. This can be seen in the sections of their development

already built on Langdale. I believe they should be required to vest one large green space for the community to enjoy.

To summarise I believe Olive Estate have largely ignored neighbour property owners and the impact of this plan on the neighbourhood is still major.

It is my belief this proposal should be denied by council and it should be agreed to in the original consented location. I believe this site should be vested as a green space as Olive is required to do.

If the construction of these proposed buildings is approved then we insist on being consulted regarding Construction, noise, landscaping and lighting.