

OUR REF: RJD:DSJ:35885  
YOUR REF: Wayne Garnsey

19 March 2020

Mr W Garnsey & Mr D Pfeiffer  
Department of Planning & Environment  
Level 1 188 Macquarie Street  
DUBBO NSW 2830

Dear Wayne & Damien,

**RE: BOURKE SECURITIES PTY LTD  
DAISY HILL PLANNING PROPOSAL PP\_2016\_DUBBO\_005\_00**

We refer to your letter dated 7 November 2019 and provide our responses to the issues identified in the Public Submissions which are attached to this letter and are numbered for easy reference.

We have adopted as headings the issues identified by the Department from the Public Submissions.

**Loss of Amenity:**

(Refer submissions 4, 7, 12, 13, 14, 15, 16, 17, 18, 20 and 21.)

The proponent notes the following:

- All of the land the subject of the Planning Proposal is currently zoned R5 and accordingly has an existing general residential permitted use.
- The lots to be developed in Daisy Hill nearest to the Firgrove estate (Firgrove) are sited immediately north of Firgrove and south of Eulomogo Road. These 28 proposed lots have an already approved minimum lot size of 1.5 hectares. These approved lot sizes are not being reduced and are proximate in size to the existing lots in Firgrove.
- The proposed lot sizes to be created in Daisy Hill along its boundary with Torwood Road and along its eastern boundary with Pinedale Road are between 3.2 and 6.2 hectares. These lots sizes are substantially larger than the existing Firgrove lots.
- The lots located towards the middle of Daisy Hill are between 1.5 hectares and 3 hectares. These lot sizes are proximate to or greater than the lot sizes at Firgrove.
- Towards the western end of Daisy Hill the lot sizes reduce to a mixture of 6000 m2 (less than 10% of the total area), 1 hectare (less than 13% of the total area) and 3 hectares. These lots are over a kilometre from Firgrove.
- There are no 6,000 m2 lots located on any of the boundaries of Daisy Hill and when fully developed will be obscured from view from the boundaries of Daisy Hill.



- None of the proposed lot sizes can be described as suburban and all lots will have a rural lifestyle character.
- With the exception of some native tree vegetation, which will be preserved, the amenity of the essentially grassland area will be improved by the significant tree plantings of the proponent in the vegetated buffer zones throughout Daisy Hill. It is the proponent's submission that Daisy Hill will enhance the amenity of the surrounding developments and not detract from such amenity.
- Daisy Hill is a separate and distinct development to Firgrove. The rights and obligations of the residents of Daisy Hill to be set out within the LEP and an instrument to be created under Section 88B of the Conveyancing Act are distinct to the rights and obligations to those enjoyed by nearby surrounding residential estates including Firgrove and Richmond Estates.
- There is no data available to suggest that demand for Daisy Hill lots will be met by investors rather than owner occupiers and therefore be occupied by tenants rather than owner occupiers. It is noted that Firgrove itself is an overwhelmingly owner occupied residential development.

**Impact on Area:**

(Refer submissions 1, 4, 5, 6, 7, 12, 13, 14, 18 and 21.)

The responses under the heading 'Loss of Amenity' are repeated and adopted.

**Small lots incompatible with area:**

(Refer submissions 1, 4, 9, 17 and 19.)

The responses under the heading 'Loss of Amenity' are repeated and adopted.

**Demand for additional lots in area:**

(Refer submission 1.)

- Notwithstanding the current drought, growth in the Dubbo Regional Council area is positive with normal market fluctuations.
- The availability of rural lifestyle lots is extremely limited and the proponent is confident that the range of lot sizes offered in the Daisy Hill proposal will be attractive to the Dubbo market.

**Traffic generation and road network capacity:**

(Refer all submissions.)

- A Traffic Impact Assessment (TIA) will be undertaken by the proponent during the Development Application process. This will involve consultation with the Roads & Maritime Authority (RMS) and Dubbo Regional Council.
- The TIA will consider the requirements for the proper access and egress from the highway onto Eulomogo Road and from the Daisy Hill land onto Eulomogo, Torwood, Pinedale and Peachville Roads.
- The TIA will be prepared in accordance with the requirements of Council and RMS. The TIA indicates the access requirements and standards to the land. The access to the land will be in accordance with the requirements of Council and RMS requirements to ensure safe access to and around the land.
- Appropriate consideration will be given in the TIA to the consideration of the Movement and Place Framework from Regional NSW Services and Infrastructure Plan in the Development Control Plan and Masterplan.



**Impact on agricultural land:**

(Refer submissions 1 and 5.)

The land is presently zoned as large lot residential under the Dubbo Local Environmental Plan and is not characterised under that plan as agricultural land.

**Surface water flooding / overland flow:**

(Refer submissions 1, 5, 7, 20 and 21.)

The engineering design for stormwater runoff will directed 90% of stormwater to the north away from Eulomogo Road and therefore not impact on the surrounding residential developments.

**Salinity impacts on the site and downstream:**

(Refer submissions 1, 4 and 10.)

- Significant studies have been undertaken by the proponent in regard to salinity impacts including an Electro Magnetic Survey of the entire Daisy Hill site. This survey has indicated areas with potentially elevated salinity. The Salinity Management Plan prepared by the Proponent comprehensively details how this issue is dealt with, both onsite and downstream.
- The location of the roads and larger lots in these areas has been designed in accordance with advice and assistance from Department of Primary Industries and the Office of Environment and Heritage.
- Test holes drilled to a depth of 6 metres over the site have revealed insignificant levels of salinity.
- There will be additional monitoring bores drilled by the proponent on Daisy Hill.
- The proponent relies on the reports of the scientists engaged by it including Envirowest Consulting, Soilwater Consulting and EMM.

**Servicing and impact, telecommunications and low water pressure already in the area for adjacent rural residential housing estate, septic tanks impact on subsoil, extra residents impact Eulomogo bushfire brigade resources:**

(Refer submissions 1, 4, 5, 6, 7, 8, 9, 10, 11, 15, 17, 19, 20 and 22.)

- Perceived inadequacies of telecommunications and NBN services in Firgrove are not within the province of the proponent to comment.
- The proponent will provide the services as required by Dubbo Regional Council in the Development Approval.
- Water reticulation infrastructure will be undertaken by the proponent during the Development Application process.
- Extensive research has been carried out by the proponent demonstrating that the salinity mitigation measures including very substantial tree planting equating to 34 hectares will improve the current position of Daisy Hill.
- A desktop Onsite Effluent Management Study has been prepared having regard to the site conditions, Australian Standards and the Salinity Management Strategy. This Study indicated that the required secondary treatment system and irrigation application areas can be accommodated on the land without adverse impact. The minimum standard of secondary treatment systems will be specified in the Development Control Plan. A detailed study will be provided with the Development Application and each system will require Council consent.
- Rural Fire Service have reviewed the proposal and raised neither objections nor concerns with the development of Daisy Hill.

**Impact on native vegetation:**

(Refer submissions 5, 17 and 18.)

- The existing native tree vegetation will be preserved.
- Additionally there will be substantial native tree plantings of approximately 34 hectares by the proponent.

**Lack of public space provision:**

(Refer submissions 5, 7 and 11.)

The diversity of lot sizes offered by the proponent are such that it is unnecessary to provide additional space for public activities nonetheless residents of Daisy Hill will have access to an area of 5.7 hectares within Daisy Hill designated for native tree planting.

The provision of public space within the proposed development is set out in more detail in the Vegetation Management Plan and the Development Control Plan prepared by the proponent.

**Social impacts from increased population (ie: crime and amenity):**

(Refer submissions 5, 6, 7, 12 and 13.)

- The land is presently already zoned for residential use.
- There is no evidence that the introduction of a diversity of lot sizes will result in an increase in criminal or anti-social behaviour within Daisy Hill or the surrounding residential developments.

**Decreased home values and increase rental occupation in the area:**

(Refer submissions 6, 9 and 20.)

- Market forces dictate fluctuations in home values.
- There is no evidence to support the suggestion that the provision of additional lots will have an impact on surrounding residential properties. The introduction of further residential properties may increase the demand for all residential properties within the surrounding area.
- The proponent is unable to predict if purchasers will be either home owners or investors. There is no evidence that there will be increase rental occupation in the area nor any adverse impact if there is.

**No parcel post service to the area:**

(Refer submission 17.)

The availability of a parcel post service is not a matter that the proponent is in a position to comment upon.

Yours faithfully

**Duffy Elliott Lawyers**

Per:



Robert Duffy

robert.duffy@duffylliott.com.au

# 1



Western Regional Planning Panel

Re: Panel Reference Number 2016WES006 – Dubbo – PP 2016\_Dubbo\_005\_00 – Daisy Hill

We do not support the proposal.

We wish to raise a number of serious concerns.

- This proposal is against Dubbo City Council intention for residential housing to spread west of Macquarie Street and Macquarie River rather than east. The area on either side of Eulomogo Road is zoned as rural.
- The current traffic on Eulomogo Road entering Peachville Road and the Mitchell Highway will more than double. Currently these two intersections are dangerous. They do not have any feeding in lanes. Traffic is going both ways between Wellington and Dubbo during peak hours and other times at 110km per hour and it is difficult to enter the highway. Traffic currently builds up about 4 cars and across the railway crossing. With a doubling of traffic with the Daisy Hill proposal, the turn into Peachville Road will also be affected.
- There is no curbing and guttering or decent drainage of water along Eulomogo Road. Run off from so much extra hard surface could be a serious problem for traffic and people safety. The whole of Eulomogo Road will need to be upgraded.
- The current water supply to Firgrove is at its limit. No more houses can be accommodated by the current water pressure. In summer or fire time, this could prove disastrous. Currently at peak usage, there are houses without water. It will be essential for both Firgrove and Daisy Hill to have increased water pressure.
- The houses in this area are serviced by an NBN tower. It is already inadequate for the number of houses and to double the houses will mean that it will not be efficient or effective.
- The road entering at the top of the hill on Eulomogo Road is currently a dangerous intersection. Further traffic will exacerbate this.
- Sewerage will be via individual block septic tanks. This will increase the salinity, which is already high, in the soil and hence the Macquarie River catchment.
- There is currently a down turn in housing and larger house blocks are harder to sell. The increase in the number of house blocks is not appropriate for the development of Dubbo.
- It would spoil the rural existence of Firgrove that currently exists.
- The doubling of houses was to by-pass Council authorities. This may well be hiding other major issues.

Yours sincerely,



# 2



The Western Regional Planning Panel  
GPO Box 39  
Sydney NSW 2001

10/08/2019

**Panel Reference Number: 2016WES006 – Dubbo – PP\_2016\_DUBBO\_005\_00 – Daisy Hill, Dubbo**

Dear panel members,

I am writing to **object to the proposal** of the creation of the Daisy Hill estate, creating 222 new lots of land. The reason for my objection is that I believe the amount of traffic this development would require would be unsafe in this area, especially at the highway intersection where accidents and near-misses happen regularly.

I live in the neighbouring estate of Firgrove. The majority of the people who chose to live out of town in this area are families, generally with multiple children, many of whom are of driving age. For example, in my family alone (married couple + 3 children) there are 5 drivers plus 3 partners of our children, meaning that our house alone puts 8 cars on the road almost every day, not including any visitors. This is not unique to us – most of our friends and neighbours in Firgrove are in similar situations.

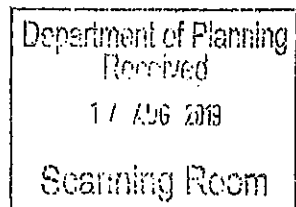
The proposed 222 houses would generate a huge amount of traffic. If each house only contained a couple, this would be an additional 400+ cars on the roads, however the demographic of this area means it is more likely that each house would have 4-6 cars coming and going, bringing up to 1,332 new vehicles, plus of course visitors.

Not only would our few roads struggle to handle this volume of traffic at peak hours, but the likelihood of a fatal accident at the already dangerous junction to the Mitchell Highway would increase dramatically. I have been first on the scene of 2 accidents at this junction and only this week saw another terrifying near-miss where, due to the already large volume of traffic entering the highway, people are pulling out in front of speeding vehicles and not leaving enough margin, therefore risking their lives and the lives of others.

To introduce such a huge amount of additional vehicles to this already dangerous highway junction would, in my opinion, be negligent. I am not opposed to subdivision in the area if it introduced an extra 10-20 blocks, but the 222 suggested is a dangerous proposal.

Yours sincerely,

[Redacted signature block]



**I would like to remain anonymous and therefore request that my name and address be withheld.**

# 3

The Western Regional Planning Panel

GPO Box 39

Sydney NSW 2001

10/08/2019

Panel Reference Number: 2016WES006 – Dubbo – PP\_2016\_DUBBO\_005\_00 – Daisy Hill, Dubbo

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To introduce such a huge amount of additional vehicles to this already dangerous highway junction would, in my opinion, be negligent. I am not opposed to subdivision in the area if it introduced an extra 10-20 blocks, but the 222 suggested is a dangerous proposal.

Yours sincerely,

[REDACTED]

[REDACTED]

I would like to remain anonymous and therefore request that my name and address be withheld.

[REDACTED]

[REDACTED]

[REDACTED]

12 August 2019

Planning Panels Secretariat

GPO Box 39

SYDNEY NSW 2001

Please find following a submission regarding the planning proposal currently on exhibition for public comment Panel Reference Number 2016WES006 – Dubbo – PP\_2016\_DUBBO\_005\_00\_Daisy Hill, Dubbo.

Please be advised that I do not consent to my name and address being made public.

Yours faithfully

[REDACTED]



#4

Panel Reference Number 2016WES006 – Dubbo – PP\_2016\_DUBBO\_005\_00 – Daisy Hill, Dubbo

I wish to make a submission regarding the above-mentioned planning proposal. I do not consent to my name and address, or any other personal information being provided to the planning applicant, being published, or being made public in any format.

**I wish to formally lodge an objection to the Daisy Hill planning proposal. The objection to the planning proposal is based on the following concerns:**

#### **Minimum Lot Size**

My wife and I made a decision to purchase our property on Pinedale Road Dubbo approximately six years ago based on the adopted LEP. Our understanding was that the parcel of land opposite our property that fronts Pinedale Road, Torwood Road and Eulomogo Road might be subdivided at some point in the future. However, we based our decision to purchase a neighbouring property on the understanding that the lots within the subdivision would be a minimum lot size of 8 hectares.

We have no objection to the subdivision to the property into parcels that are 8 hectares in size as per the minimum lot size of the Dubbo Regional Council LEP for zone R5 – Large Lot Residential. We object to the proposal to reduce the minimum lot size below 8ha to allow the subdivision to create 222 lots of land with a range in lot sizes from 6000m<sup>2</sup>, 1.5ha and 3ha.

Firgrove Estate and Richmond Estate are already located to the east of Dubbo and are within close proximity to the proposed Daisy Hill proposal. The existing R5 Large Lot Residential zoning provides for small hobby farming operations and lifestyle properties. The current LEP breaks up the existing Firgrove and Richmond Estates with larger parcels that are a minimum of 8ha in size. Should the proposal to reduce the lot size being approved, there would be three large housing estates, all with small lot sizes within close proximity.

Firgrove and Richmond have a minimum lot size 1.5ha as per the R2 zoning in the LEP, however the Daisy Hill proposal includes proposed lots as small as 6000m<sup>2</sup>. This would see the creation of lots more suited to those housing estates on the edge of Dubbo such as Sheraton Meadows and Kintyre Estate rather than in a rural area. The existing LEP and minimum lot size for Large Lot Residential should be maintained and not amended to allow lots below the existing lot size of 8ha to be created in rural areas. Land owners of parcels of land in the existing Large Lot Residential zones have chosen to purchase parcels of land in rural areas amongst other large lots of 8ha and above and should be able to rely on the adopted LEP to control developments within the existing planning zone. We chose to purchase land out of town to be further away from such small parcels of land.

The planning proposal should not be allowed. Neighbouring properties that are zoned R5 would not have the ability to subdivide their parcels of land into 6000m<sup>2</sup> lots for financial gain and the approval of this planning proposal would create a precedence for the future subdivision of all parcels in the existing R5 Large Lot zones within Dubbo Regional Council.

#### **Salinity**

The Daisy Hill proposal is a large parcel of land situated to the east of Dubbo and is part of Troy Gully catchment area. Dry land salinity is a known problem in this area. We object to the creation of 222 lots on the basis that the creation of 222 individual parcels of land and the erection of 222 dwellings and associated sheds, will further compound known salinity problems in the area. The Daisy Hill property is currently (and has been for several years) used for grazing livestock and has been

responsibly managed by the owner with low stock numbers and good vegetation. Despite this, there already appears to be a very large salinity scald, where no vegetation is growing, already clearly visible from Pinedale Road (approx. 2.2 km on right hand side).



Upon reviewing the planning proposal and the Vegetation Management Plan provided with the planning proposal, Figure 2.3 Location of Vegetation Management Plan already has this area highlighted as the “brown section” near the second right hand bend on Pinedale Road.

Figure 4.1 of the Vegetation Management Plan shows the location of larger 3ha lots. The planning proposal states the larger lots have been located due to “potential elevated salinity” in the areas. Surely if the proposal recognises the importance of having larger lots to reduce the impact on salinity 8ha lots would be the best proposal. The planning proposal states the subdivision will be undertaken with minimal disruption to soil. Despite this, a proposed road goes straight through the areas with the highest elevated salinity levels in the whole planning proposal. Despite the proposal having larger 3ha lots in “potential elevated salinity” areas, the new property owners will be disrupting the soil to erect dwellings and sheds on their newly acquired parcels of land. The impact to salinity problems in the subdivision, on adjoining parcels of land and downstream in the Troy Gully catchment area would be minimised if the current 8ha minimum lot size is upheld.

#### **Impact on use of adjoining parcels of land and land within proposed subdivision for primary production.**

The current R5 zone promotes the use of land for primary production by small hobby farmers. The minimum lot size of 8ha would ensure any new lots created from subdivision would continue the use of parcels for keeping livestock and horses. The creation of a subdivision with 222 lots, with minimum lots sizes of 1.5ha and 6000m<sup>2</sup> will see land use changed and potential for a large increase in domestic dogs within the area. This will present a problem for existing properties that currently have cattle and horses.

Firgrove Estate and Richmond Estate are already located to the east of Dubbo and are within close proximity to the proposed Daisy Hill planning proposal. The existing R5 Large Lot Residential zoning provides for small hobby farming operations and lifestyle properties. The current LEP breaks up the

existing Firgrove and Richmond Estates with larger parcels that are a minimum of 8ha in size. Should the proposal to reduce the lot size being approved, there would be three large housing estates all within close proximity, and all to the east of Dubbo.

#### **Increased Traffic**

The proposed subdivision bounded by Pinedale Road, Torwood Road and Eulomogo Road has three proposed exits, two being onto Eulomogo Road and one onto Pinedale Road. The addition of 222 dwellings will see a significant increase in traffic on both Eulomogo Road and Pinedale Road. Both roads have a speed limit of 100km an hour. It is noted that one of the proposed exits onto Eulomogo Road, as well as the exit from the parcels of land on the southern side of Eulomogo Road are located close to the top of the crest of the hill on Eulomogo Road. These exits are located close to the existing T intersection of Torwood Road. This intersection is already dangerous with it being dangerous to turn right from Torwood Road onto Eulomogo Road or to turn right onto right into Torwood Road from Eulomogo Road due to the crest of the hill making it impossible to see traffic on Eulomogo Road, travelling at 100km an hour until the last second.

#### **Water pressure**

Lots within the existing Firgrove Subdivision, Richmond Estate subdivision and all other rural parcels of land to the east of Dubbo which are serviced by Council's water mains are serviced by a reservoir tank located to the east of Dubbo on top of hill near the Mitchell Highway. Properties along Pinedale Road already experience very low water pressure. Does Council's existing water reservoir have the capacity to supply water to an additional 222 properties without further impacting the existing low water pressure problems experienced by property owners?

#5

Planning Panels Secretariat

GPO Box 39

Sydney NSW 2001

## PLANNING PROPOSAL SUBMISSION

### Planning Proposal Title:

- **Panel Reference Number 2016WES006-Dubbo-PP\_2016\_DUBBO\_005\_00-Daisy Hill, Dubbo** – to reduce the minimum lot size of Zone R5 – Large Lot Residential land to create 222 lots at land known as Daisy Hill, Dubbo.
- **This submission objects to the proposal as submitted.**
- **Objections to the proposal.**

The following objections were made by residents living in the Firgrove subdivision immediately adjoining or adjacent to or nearby to the planning proposal. The Firgrove subdivision was approved by the then Dubbo Council in 1993. It is Neighbourhood Strata title, and has 193 rural residential lots with a large area of community (NOT PUBLIC) land. It is of similar area and lot size to the proposed Daisy Hill subdivision. After nearly 20 years of near full lot occupancy of residences, the rural lifestyle and isolation of the Firgrove community will be severely compromised, particularly with land values if an adjoining area of similar size is allowed to proceed under the current proposal. The Firgrove plan had no provision or mention for stabilising severe salinity and soil erosion, or for improving the aesthetic and natural resource value of the community land. The Firgrove community has gradually improved the future asset value of the estate, and the following concerns and those received by email demonstrate the concern the proposed development will have on Firgrove.

The planning proposal letter headed **NOTICE OF EXHIBITION – WESTERN REGIONAL PLANNING PANEL** sent to many adjoining residents dated 8<sup>th</sup> July 2019, was subsequently distributed by social media to a further unknown number of nearby residents.

In order to assist Firgrove residents with information regarding the Daisy Hill Planning proposal, a member of the Firgrove Executive Committee (Firgrove is a Neighbourhood Strata Scheme) undertook to inform and collate Firgrove residents concerns or support regarding the proposal.

**This submission is a collation of those objections sent to a collating email address and attached as “Attachment 1”, as well as the points listed below and supported by the names, addresses and signatures of other residents. Some email submissions were signed.**

Each signature is considered a separate submission (as advised could be done by staff at the Planning office Dubbo).

**NOTE that submissions of support were clearly asked for as well as objections. NO SUPPORTING SUBMISSIONS WERE RECEIVED by the collating person.**



### OBJECTIONS TO THE DAISY HILL PLANNING PROPOSAL

**NOTE:** These are in addition to or expanding the submissions received by email as attached.

1. A massive increase in the number of people living within the proposed subdivision and local area will have varied impacts on existing residential areas adjoining. There is little or no reference to the specific likelihood of associated social, crime, asset protection (fire), traffic, environment protection, public space provision, utility provision, impact on agricultural land, significant increased water and septic outflow impacts on the local hydrology particularly subsoil, and severe surface water flooding impacts on houses, sheds, streets, and erosion prone land during high rainfall events on adjoining land (already happening to Firgrove residents adjoining the Firgrove Homestead section).
2. The issue of most concern will be the increase in traffic volume on the Eulomogo Road. If all proposed lots are occupied the increase in traffic will conservatively double. The infrastructure of the existing road, railway crossing and intersection with the Mitchell Highway is currently extremely dangerous (if in doubt do a survey of current road users and get a report from NSW Roads and Maritime or go for a drive during peak use time). This applies to both exit points of the Eulomogo Road (it's a loop road) to the Highway but particularly so at the western exit closer to Dubbo that the majority of Daisy Hill residents would be using.
3. The proposal will have town water connected to each of the proposed 220 lots. If this supply has any connectivity to the Firgrove/Wongarbon supply at all, the water pressure at Firgrove will be impacted on and will need major council upgrades to ensure supply (no doubt at ratepayers cost). The scale of this proposed subdivision MUST have an impact on Dubbo's future ability to provide water given the current water restrictions that are likely to get worse. Local knowledge indicates that private bores in this area (as at Firgrove) will only supply garden water at best, and add to existing salinity issues.
4. The proposal has NO PUBLIC SPACE PROVISION. Is there not a requirement for a subdivision so large and so far out of town to have public space for recreation and /or for community initiatives? The lack of public areas will increase social issues, particularly if there are no land title requirements relating to housing size and lot use.
5. This current land use of this area consists of grazing, a few residences, an area only used by wildlife and feral animals, and an actively used quarry. The Land Capability Classification for about 90% of the proposed area as used by most NSW government departments would be Class 3, verging into Class 4 on steeper hill areas. This indicates the majority of the land has ongoing sustainable agricultural capability. Surely the availability of this land cannot be sacrificed for urban residential use?
6. There are no areas set aside for enhancement and asset protection of the natural environment. The natural environment of this area pre white settlement was likely a combination (depending on relief) of white box, western grey box, fuzzy box, yellow box, with a large mix of native shrubs and grassland. The loss of such vegetation communities through clearing has resulted in any remnant woodland with these tree species now listed as being part of Endangered Ecological Communities (EEC). **THE PROPOSED AREA HAS TWO**

## REMNANT CLUMPS OF EUCALYPTS THAT ARE HIGHLY LIKELY TO FALL INTO THIS EEC .

to improve/enhance/avoid/minimise actions relating to any EEE areas should be a priority. Any such referral must also consider the high quality EEC remnants along the Eulomogo Road and how better planning might enhance connectivity between the road and paddock areas of trees. The area of native vegetation (including EEC) around the Firgrove homestead and adjoining the Firgrove subdivision should be considered as a green belt buffer and be connected to the Eulomogo Road. This would also assist in mitigating the next point.

7. Overland flow during flood events – this is a serious problem on the land between the Firgrove subdivision and the Firgrove homestead area. The slope in places on this area must be approaching protected land status. The developer has already had to install a levee downslope on his homestead block to divert water flow between (and not through) Firgrove houses particularly those along Delalah Downs Road. The clearing of this land and construction of houses will significantly add to any storm water and overland flow impact downslope. The potential for soil erosion on this soil type if the little existing topsoil is lost, will be catastrophic if gully erosion starts. We believe the enhancement of the condition and biodiversity of native vegetation in this area would be beneficial not only to neighbours but also the broader ecological function.
8. In relation to the Firgrove community land – this land of approximately 60 ha follows two tributaries of the Eulomogo creek running through the Firgrove subdivision. As Firgrove is strata title the community land is owned by ALL Firgrove lot holders who pay levies for its management by an elected Executive Committee. The land at the start of the subdivision was in places severely degraded with serious gully and creek bank erosion and increasing salinity. The residents formed a Landcare group and developed a plan for sustainable land management including passive recreation facilities. Some 13,000 trees were planted to improve environmental assets, walking tracks installed, signage erected, shed and BBQ constructed and tennis courts maintained. The biggest problem over the years has been non-residents trespassing and vandalising these facilities and particularly motorbikes using it for recreational purposes. The proposed subdivision will without doubt mean an increase in pressure on these facilities where none exist in the proposed subdivision. The Firgrove facilities are privately owned, and lawfully not available to other than Firgrove residents. Why should costly steps have to be introduced to ensure the security and asset protection of this facility for Firgrove residents?

We the undersigned agree with the objections outlined, and sent by email. We also request any future public consultation/notifications be directed to the Firgrove Executive Committee for distribution through the Strata manager, so as to inform all Firgrove residents (many had no knowledge of this proposal).

Name

Address

Signature

Date

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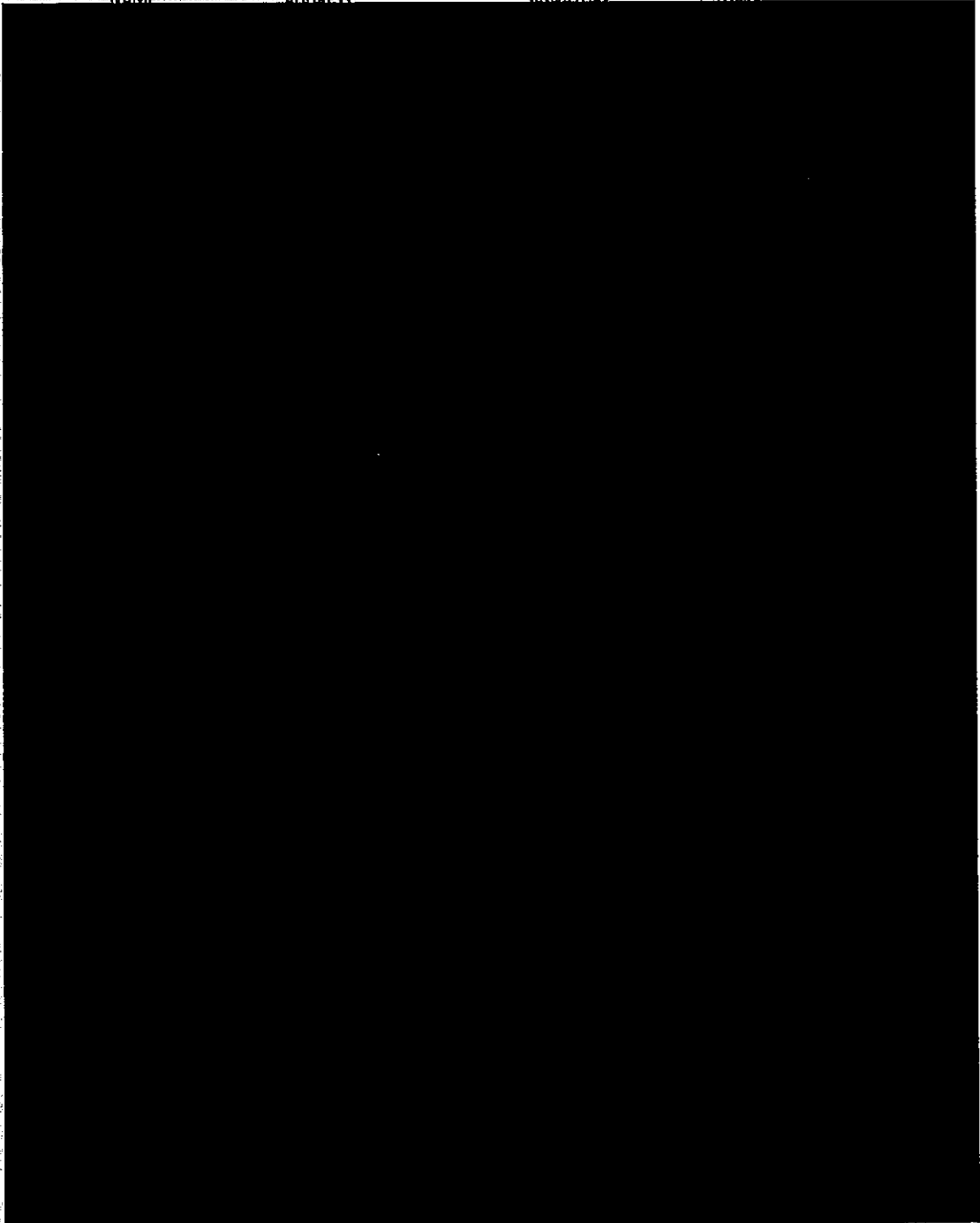
Daisy Hill OBJECTORS

NAME

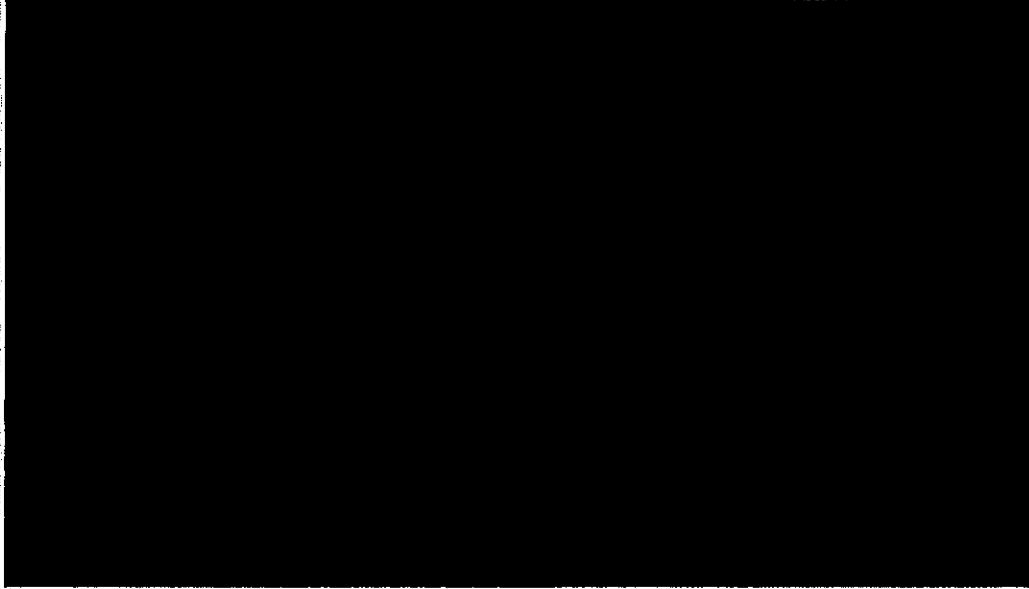
ADDRESS

SIGNATURE

DATE



We the undersigned agree with the objections outlined, and sent by email. We also request any future public consultation/notifications be directed to the Firgrove Executive Committee for distribution through the Strata manager, so as to inform all Firgrove residents (many had no knowledge of this proposal). Bathurst Strata Management, PO Box 404 Bathurst NSW 2795





## **"ATTACHMENT 1"**

### **DAISY HILL PROPOSED SUBDIVISION**

#### **1. INFORMATION FOR ANY INTERESTED FIRGROVE RESIDENTS**

#### **2. EMAIL RESPONSES**

Recently some Firgrove residents received a letter from the NSW Department of Planning Industry and Environment regarding submissions about the proposed subdivision of land adjacent the Eulomogo Road. The proposal is titled:

**Panel Reference Number 2016 WES006 – Dubbo – PP\_2016\_Dubbo\_005\_00 – Daisy Hill, Dubbo to reduce the minimum lot size of zone R5 – Large Lot Residential land to create 222 lots at land known as Daisy Hill, Dubbo.**

This proposal is to subdivide the land into 222 lots (at this stage). The planning proposal and other accompanying documents can be found at the Planning Panels website: ([www.planningpanels.nsw.gov.au](http://www.planningpanels.nsw.gov.au)) under "On Exhibition".

This information is to assist Firgrove residents in particular with an update on where the Daisy Hill planning proposal is at and how a submission in relation to the proposal (both supportive or any concerns) should be submitted. It is based on my understanding of the planning process for this proposal after two visits to the NSW Department of Planning Industry and Environment at Dubbo. The staff at the Dubbo office are very helpful, and anyone with questions should go see them at the Wingewarra Street offices 1<sup>st</sup> floor. However, the process is complex and I may not be correct with my following understanding.

This proposal has been going for about the last few years. It has been submitted by [REDACTED] of Bourke Securities Pty Ltd. The initial planning proposal to Council was to consider rezoning land and change the Local Environment Plan (LEP) as an initial step. Council didn't determine if they would accept it within 90 days as required. Bourke securities then applied to Council for Council to refer the proposal to the Dept of Planning Industry and Environment on its behalf which they did.

Following receipt of the proposal, the Dept has consulted various agencies and particularly experts in the field of salinity impacts to progress the proposal to the stage it is at now. This is part of a process called the pre gateway review, and includes looking at the broader strategic impacts and any justification. Planning is currently working through the gateway requirements, part of which is to determine community views on the proposal – hence the letter residents have received. Note that not all residents got a letter, the requirement is to notify immediate neighbours to the proposal – in this case all residents on the R side of Delalah Downs road, three on Toorale Rd the other on Wilfred Smith Drive.

It is important to note that the map showing proposed lots is very much a 1<sup>st</sup> proposal. This may be changed based on information/submissions the Dep Planning gets and considers with the help of an independent Regional Planning Panel.

So submissions at his stage are very important – otherwise the Dep may conclude there is no general community concerns.

Following the Dept process ( and if accepted with changes or no changes), the proposal goes back to Council and the developer may submit a Development Application on the proposal that has been approved as acceptable to the Dept Planning. Council will again call for public submissions.

Submissions can be made to the above Department and must be in by Friday 16<sup>th</sup> August 2019. Submissions should be made via email to [PlanComment@planningpanels.nsw.gov.au](mailto:PlanComment@planningpanels.nsw.gov.au) or by post to Planning Panels Secretariat GPO Box 39 Sydney NSW 2001 and clearly marked Planning Proposal Submission. A group submission (I'm advised) can be made but it must have the names, address and signatures of each person making the group submission. The Dept will then count each name as a submission.

I am prepared to draft a group submission, but to do that I will need to have all comments and names to me by Monday 12<sup>th</sup> August. I will then send each contributor an email of the draft for any final comments.

This note will probably be distributed by facebook or other social media means. I do not use facebook and will not be responding to anything sent to me on facebook (via someone else). Please use my email [REDACTED]

Note: The Firgrove Executive Committee will be making a submission as a separate collective group.

Disclaimer: The information provided may not be accurate and is based on my conversations and notes taken during two meetings with the Dept Planning Industry and Environment. For clarity of my comments or questions relating to them, please contact the NSW Dept Planning Industry and Environment. [REDACTED] 1/8/2019.

#6

#### SUBMISSIONS RECEIVED BY EMAIL IN RESPONSE

Hi [REDACTED]

My name is [REDACTED] and i live at [REDACTED] My partner, [REDACTED] and I would like to have our names put down for the group submission.

Our current concerns are:

1. Traffic - With the proposed lots (270) that would mean at least 1.5 cars per house therefore you would have an additional 405 cars using the road daily. The turn off from Mitchell highway onto Eulomogo Road would need to be upgraded, the turn off would need to be widened and made longer to accommodate cars turning (especially if a train is coming). Not only the turn off but that intersection is already dangerous in the fact that people are turning onto a 110Km/h zone. Not only Eulomogo road, that would mean Whitewood Road, Peachville road would also need to be upgraded. Also what about the turn off into Firgrove Homestead, that is dangerous as it is as it crosses on the side of a hill. Imagine another 100 cars crossing there daily, there is no doubt that someone will be badly injured coming from an 80km/h zone into a 100km/h zone, cars cannot stop quick enough as they are coming over the hill if someone was turning.

2. Water pressure - Water pressure in Firgrove is significantly low already. What are the developers going to do to improve this?

3. Wildlife - Daily there are at least 20 Kangaroos, rabbits, foxes roaming around in the paddock of Firgrove homestead hill.

4. Home/land values - People will no longer see Firgrove as exclusive, quiet and private. I work in real estate sales, Dubbo is not in a shortage of land, Dubbo does not need anymore lifestyle blocks. Dubbo is in urgent need of Apartments/units close to town, within walking distances to schools and parks NOT lifestyle blocks.

5. People of Firgrove pay strata for the tennis court, bbq etc. If this is the case how does the developer propose to stop people of "Daisy Hill" using this?

I have spoken to a number of people who have recently been involved with a similar case in Dubbo. They have advised that a submission should be very personal/emotional. They have also said try and get a petition going with as many signatures as possible such as change.org and get everyone to sign as well as a letter.

I look forward to reading over the submission.

Kind regards,



From: [Redacted]

Sent: Monday, 5 August 2019 9:40 PM

To: [Redacted]

Subject: Firgrove residents response to Daisy Hill Development: sorry [Redacted], ran out of room, from [Redacted]

#7

Dear [Redacted]

Thank you for drafting a group submission response for the Daisy Hill proposed redevelopment on behalf of Firgrove residents, we really appreciate your commitment, time and expertise in this matter. We have several concerns regarding the proposed reduction in lot size currently under discussion, and list them below. We note that the land became available for residential redevelopment in the LEP of 1998, which was replaced in 2011 by a zoning of R5 (large lot residential, minimum lot area 8HA) for most of the land in question, with the exception of Lot 200 (minimum lot area 1.5HA). The current proposal for Stage 1 of the redevelopment is proposing reduced

lot sizes. We mention these details as many comments on the Firgrove Community Facebook page relate to the fact that some people chose to live here based on present conditions, and claim to have been unaware of the Daisy Hill proposals; while we sympathise a good deal with such comments, they are, of course, irrelevant to our submission, as ignorance of proposed future planning, which has been obvious for many years, is not a defence. [REDACTED] first put his submission to Council for Daisy Hill in October 2013.

#### 1 Roads

Looking at the plan carefully, we note 3 new roads with access onto Eulomogo Road, as well as one onto Pinedale Road. 2 of the proposed entrances onto Eulomogo are very close to Torwood Road. We believe road egress at these 2 points, in particular, are dangerously located, as they are close to the top of the "hill", and to Torwood Rd, which is already plagued by its' poor line of sight location. For cars rushing to turn right onto Eulomogo Road (towards the Highway), it would be exceedingly dangerous. Lowering the recommended speed would not reduce the inherent danger in our opinion. These hill top road entrances are also at the position where kangaroos regularly cross, although they will probably move on once development starts. Eulomogo Road is an ordinary road, filled with potholes that reappear regularly, and it's difficult to imagine how it would cope with a huge influx of vehicular traffic during both construction and completion stages.

#### 2 Water

Water pressure is already poor at times in Firgrove. How will the developers protect our tap water supply?

#### 3 Water...salinity, groundwater vulnerability and drainage problems.

We would like to know what [REDACTED] proposes to do on all 3 fronts. A neighbour further "up the hill" from our place had changed the natural water course across his land, resulting in our garage being completely flooded, and the house saved only by sandbagging by the SES (last big rains). We expect the new development to have adequate drainage and soil management systems in place to prevent controllable flooding, bogging and water pooling.

As the development is in the Troy Gully catchment area, we expect adequate precautions will be in place to protect the soil.

#### 4 NBN, television, phone

Firgrove is serviced by NBN wireless, the quality of which can be poor when there are many users; will the new lots have FTTN or FTTP connections? Will there be another tower for mobile reception? And what about television? It's rare that a week passes without programme disruption!

#### 5 Fire

Will services at Eulomogo fire station be upgraded? Will the station be ready to cope with such a big volume of new housing on their doorstep?

#### 6 Sewerage

Will the new lots have their sewerage connected to the town, or have septic or environmental systems? if it will be one of the 2 latter choices, how can we ensure they are adequately serviced and maintained? Its' not unusual to experience the occasional "whiff" in Firgrove, would like this aspect to be considered

#### 7 Firgrove residents facilities...tennis courts, cricket nets, barbecues, walking trails, dams, golf course.

These facilities are owned and maintained by the Firgrove residents, for the use of Firgrove residents. How can we protect our facilities?

#### 8 Open space

We are unable to determine any recreational facilities being proposed for the new development, no open space, no parks, no playground, nothing at all. This, of course, may point residents towards the Firgrove facilities.

#### 9 Reduction in quality of life for Firgrove residents...



#8

Panel Reference Number 2016 W E S 006- Dubbo PP 2016- Dubbo- 005-00 Daisy Hill  
Dubbo

We wish to express our concerns regarding the proposed development in East Dubbo , known as the Daisy Hill Subdivision. This development will be between our property in Firgrove and the city of Dubbo

Our main concern is in regards to traffic issues. Looking at the plans one of the proposed new roads will come out onto Eulomogo Rd just over the crest of a hill. With the potential additional volume of traffic using this road it becomes a safety concern.

Another traffic issue is the entry onto the Mitchell Highway (Wellington Rd) This becomes a bottleneck in the morning with current Firgrove residents trying to enter the highway to go to work. Add another (potential) 200 plus cars using the road at this time of day and the risk of accident is greatly multiplied, especially when you take into account the fact that the speed along the Mitchell Highway at that vicinity is 110km/hour.

At the moment we have good water pressure where we are but when talking to other residents we have learnt that this is not the case in other areas of Firgrove and we are concerned that another 200 plus houses drawing off the water here would reduce our water pressure. When we purchased this block 15 years ago it was because of the life style it would offer us and we don't like the thought of that life style potentially being compromised.

Another water issue is- at the moment we are on water restrictions and while it will rain again sometime and those water restrictions will be lifted there will be more droughts in the future and water restrictions will be reimposed so we question the wisdom of adding another 200 plus properties to the area meaning a greater drain on the water resources.

[REDACTED]

[REDACTED]

Dubbo

[REDACTED]

Sun 4/08/2019 7:50 PM

- You

daisy hill.docx

92 KB

Hi [REDACTED]

We had drafted the attached letter to send to the relevant authorities regarding the proposed subdivision but feel our concerns might be better included in a group submission.

Thanks very much for being prepared to put together a group submission for concerned Firgrove residents.

One issue that could be a bit of a concern for us- you will need signatures from everyone involved in the group submission and we will be away from 18th –27th August, though if it all has to be completed by 16th we will be here to add our signatures

Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Fri 2/08/2019 12:15 PM

- You

#9

Gday [REDACTED]

Its [REDACTED] here from [REDACTED]

In relation to your recent letter that was shared to the Firgrove community Facebook page concerning the proposed Daisy Hill development.

We have some serious concerns regarding this proposed development and the possible flow on effects onto Firgrove

1 -

Traffic, We are very concerned about the large amount of possible traffic in and out of the Eulomogo Rd off the Mitchell Hwy.

In peak times now it is an already very dangerous and congested intersection for residents trying to turn right onto the Mitchell Hwy from the Eulomogo Rd.

I have been in a traffic cue for over 5 minutes on the odd occasion whilst trying to turn onto the Mitchell Hwy due to traffic coming from the East (Wellington).

Not to mention the constant near misses of impatient drivers pulling onto the mitchell hwy.

Last year saw a serious head on collision of one of our firgrove residents (██████████) at said intersection with thankfully no oene seriously injured.

A serious upgrade to this intersection would have to be undertaken to allow for what couyld be double the amount of traffic that already now uses this road/intersection.

2 -

What is the current zoning of this land they intend to develop?. If its semi rural, then why are they proposing alot of smaller non semi-rural type developments?

We are very concerned about the impact of having so many smaller lots in the proposed development.

Most residents have purchased property out this way at GREAT PERSONAL AND FINANCIAL EXPENSE so they can live and provide a peaceful semi-rural existence for their respective families,

To have a proposal for a huge amount of smaller lots, one can assume that would mean a lot cheaper more affordable homes will be available that will target investors and the rental markets.

This in itself is not a bad thing for Dubbo in general, but with an abundance of rental properties usually comes tenants who are not connected to and care about the areas they live in as much as citizens who have financial and community interests at heart.

With cheaper and more affordable homes available nearby, will this then potentially affect current property values for of current firgrove residents??

3 -

As residents of Firgrove, we pay strata management fees for the maintenance and usage of the Firgrove public land such as the tennis courts, cricket nets and BBQ area.

How will this be successfully managed with the possible influx of 100's of extra residents that might want to use these facilities. Will they be added to the strata to also pay fees for these facilities?

Thanks again for the opportunity to pen my concerns.

If you require any further info, please don't hesitate to contact me on my listed contacts below.

Cheers

Thanks and Regards

[REDACTED]

[REDACTED]

M. [REDACTED]

E. [REDACTED]

Disclaimer: This email may be confidential and/or privileged. If you are not the intended recipient of this email, do not disclose or use the information contained in it. Please notify the sender immediately and delete this document if you have received it in error. We do not guarantee this email is error or virus free.

[REDACTED]  
Wed 31/07/2019 4:47 PM

- You

[REDACTED]

Points to consider:

- \* The effluent from 330 properties must affect the salinity of the area
- \* Loss of rural aspect of living at Firgrove
- \* The increased water supply & possible loss of pressure to Firgrove residents

#10

- \* The access to Eulomogo Road by Firgrove residents will take longer & be more dangerous (blind corners, etc)
- \* Access to the Highway will be a problem with possibly 300 more vehicles try to enter Highway between 7 and 9 am during the week.
- \* Will traffic lights or a round about be required

Cheers

Thu 1/08/2019 12:59 PM

- You;
- [REDACTED]

~~11~~

Good morning [REDACTED],

██████████ and I have had a chat and come up with the following.

1. Access to the Mitchell Highway from Eulomogo Road (At the Radio Tower End) and access from the Highway into Eulomogo Road at the same junction.  
Bearing in mind that there is a rail crossing At this intersection a doubling in expected traffic flows will make this an extremely Dangerous Roadway  
The intersection is currently dangerous enough and A Major Upgrade would be necessary to ensure Community safety.
2. Water Security and Water Pressure Guarantees for existing Firgrove residents and the Common Area cannot be compromised.
3. Existing Eulomogo Road Width and Structural Integrity. Will there be an Upgrade to the existing pavement to accommodate doubling of traffic flows.
4. Public Space, there is no public space in the proposed development, As Firgrove Residents who collectively own our common area land and pay levies accordingly what guarantees or compensation will be given to us by the Developer for the impacts we will face from these new estate Residents on Our Land.
5. Eulomogo Bush Fire Brigade. Current Firgrove Residents and the executive Committee are Extremely concerned that the current facilities will be inadequate and in Need of Major Upgrade.
6. Eulomogo Road Speed Limit needs to be reviewed because of the three road entrances from the new development.

Hope these help and are clearly explained.

Give us a bell if more info required.

Regards [REDACTED]

[REDACTED]  
Thu 1/08/2019 10:30 PM

# 12

- You

Hey [REDACTED]

Just received a message from [REDACTED] about the Daisy Hill proposal.

I've shared the link to Firgrove FB page, fingers crossed it stirs some interest.

I for one, am totally against the idea of 27 house blocks rite on our door step, considering we all have paid good money to 'away from the city limits' & enjoy the rural outlook.

I'm very concerned that if it is allowed to go ahead, it will have serious detrimental affects on out life style.

Extremely unhappy with the fact the current proposal actually being considered.

200+ houses will bring crime, traffic congestion, accidents, frustration to all whom live here at present.

Infrastructure is inadequate for 200+ households, which would convert to 400 cars minimum, all trying to enter the single lane highway, with 110 Kph zone from Eulomogo road & Myall St, is asking for trouble.

Adding to the the growing number of cars from the existing Firgrove residences

These roads are already congested at certain times of the day.

Not to mention the cjangе in the land scape, more animals, the lack of security for Strata paying residence of Firgrove.

The proposed access off Eulomogo roads, approx. were the 80km signs are is a dangerous location as well.

Seems to be a very sneaky development, as not many of the Firgrove residence have been informed of said development.

Hope this is helps...

Regards

[REDACTED]

████████████████████  
Thu 1/08/2019 10:30 PM

#13

- You

Hey ██████

Just received a message from ██████ about the Daisy Hill proposal.

I've shared the link to Firgrove FB page, fingers crossed it stirs some interest.

I for one, am totally against the idea of 27 house blocks rite on our door step, considering we all have paid good money to 'away from the city limits' & enjoy the rural outlook.

I'm very concerned that if it is allowed to go ahead, it will have serious detrimental affects on out life style.

Extremely unhappy with the fact the current proposal actually being considered.

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Infrastructure is inadequate for 200+ households, which would convert to 400 cars minimum, all trying to enter the single lane highway, with 110 Kph zone from Eulomogo road & Myall St, is asking for trouble.

Adding to the the growing number of cars from the existing Firgrove residences

These roads are already congested at certain times of the day.

Not to mention the cjang in the land scape, more animals, the lack of security for Strata paying residence of Firgrove.

The proposed access off Eulomogo roads, approx. were the 80km signs are is a dangerous location as well.

Seems to be a very sneaky development, as not many of the Firgrove residence have been informed of said development.

Hope this is helps...

Regards

████████████████████

████████████████████  
Fri 2/08/2019 7:01 AM



- You

#14

Hi [REDACTED]

[REDACTED] and [REDACTED] here. We would like to go on the group submission for the proposed new estate near Firgrove daisy hill.

It's so disappointing to hear that they are considering to go ahead with this. We moved out to firgrove about 5 years ago. We have loved the extra space and being away from too many houses, people and traffic.

By them building 222 more houses on our road into and out of firgrove, not only is it going to feel like we are back in town, but the traffic to get onto the highway and out of the estate is going to be extremely busy and extremely dangerous. We moved out here to be away from all of that.

Thanks,

[REDACTED]  
[REDACTED]

# 15

## Submission for proposed Daisy Hill development

The following are our concerns for this proposed development

- (a) There is not adequate infrastructure to cope with the size proposed  
i.e. our water pressure at home is low now
- (b) The road in needs to be upgraded.  
The number of extra cars will greatly impact on its condition.
- (c) The highway intersection will also need to be upgraded
- (d) Dubbo is on water restriction now - the impact of 220 more households will be disastrous
- (e) The amenity of our community will be compromised.



# 16

Planning Panels Secretariat

Notice of Exhibition – Western Regional Planning Panel

**Panel Reference Number 2016WES006 – Dubbo – PP 2016 Dubbo 005 00 - Daisy Hill, Dubbo**

## **PLEASE WITHHOLD OUR NAME AND ADDRESS**

With regard to this development, there are several concerns we have about the impact Daisy Hill will have on the current roads adjacent to and feeder roads into this area.

Until these concerns are addressed we would NOT be in favour of this development

222 lots have been proposed for the Daisy Hill Dubbo development. Without much calculation required it will be easy to work out that 99% of these holdings will be 2 car families meaning there is easily going to be approximately 400+ new car movements daily around this new development. This will be in addition to the existing homeowners in Firgrove Estate and the wider district of Eulomogo who currently use the existing roads that Daisy Hill has been tacked onto, these being Eulomogo Road, Peachville Road, Torwood Road and Pinedale Road.

Eulomogo Road is the main feeder road in and out of Firgrove Estate onto the Mitchell Highway, the main highway east of Dubbo towards Sydney. It has A LOT of traffic on it, with Dubbo being the largest centre for work in the Central West. It is particularly busy at the peak times when people are commuting to and from work and drop off and pick up time for school. Currently, when turning right from the junction of Eulomogo Road onto the Mitchell Highway toward Dubbo there is NO dedicated lane to turn into to allow the driver to then merge with the traffic already travelling along the highway AT 110KLM/HR. The driver has to wait, often very patiently, for suitable breaks in the traffic from both directions before being able to then turn right and accelerate quickly. This dangerous situation is going to compound significantly with the huge increase in numbers of car movements from the Daisy Hill development.

There is a close by community called Wongarbron whose population is documented at 400. This population number is quite similar to the Daisy Hill development numbers without considering the existing surrounding homeowners and this community had the same Mitchell Highway issue. It is our understanding this was not addressed until there was 2 separate fatalities at this intersection. We have a daughter who is currently on her L plates and we feel very strongly about the potential for this to happen at the Eulomogo Road/Mitchell Highway junction. We personally know multiple families in Firgrove Estate who have similar aged inexperienced drivers to us who will be facing this risky right hand turn onto the Mitchell Highway. Please do not leave this intersection in its current format, lets be proactive not reactive and prevent any further unnecessary fatalities. The best solution we see is to upgrade the junction to the same configuration as the Wongarbron intersection or the intersection of the Blueridge Estate onto the Mitchell Highway just a little further along the highway toward Dubbo. We implore you to rectify this issue.

Pinedale Road is the other road which is marked as an access road into and out of Daisy Hill. Whilst the plan has cleverly been designed for this road to join at the level of the existing tarred area, the width of this road is NOT a 2 car width. Currently the existing residents of this road, when passing each other, have to put their respective outer passenger side wheels off the road onto the verge to ensure safe passing and this is for family cars. When the school bus or trucks are involved one must basically pull over for the passing to be safe. This is currently not a satisfactory arrangement that alone once the extra traffic from Daisy Hill comes online. An upgrade to this road to safely allow 2 vehicles (including buses/trucks) to pass must occur for this development to be safe for all concerned.

Pinedale Road also currently has 2 dangerous right angle bends one left hand and one right hand half way along the length of the road. They are further along the road than the proposed junction with the Firgrove Road. The council has, in the last couple of years, tarred the bends in an attempt to make them safer (due to multiple prior driver misjudgements of the bends), as an interim measure prior to rectification of the road pathway. Back in 2011, as residents of this road, we were informed that the council was going to straighten the road alignment and tar the road within the next 2 years. We have been informed that the council resumed land on the left hand bend when that land was subdivided a few years ago. The same was meant to occur on the right hand bend side – the land involved in this development. We cannot see on the plans any allowance for this to happen – what has happened to this sorely needed correction to the bends on Pinedale Road. Now is the time for this to be sorted out for the existing and future resident of this area and the users of this road.

The first 2 klm of Pinedale Road is sealed with the rest of the road unsealed with a good portion of the houses backing onto this and the also unsealed Torwood Road. The dust pollution for the new residents who back onto these parts of the road will be significant, whilst also increasing the dust load for existing residents. As we have already pointed out, there will be a significant increase in vehicle movements around this development and the unsealed parts will be used by some of these vehicles as shortcuts to access other areas of Dubbo and surrounds. There is also going to be a change in the atmosphere for the existing residents who currently enjoy rural views across these paddocks – we will be staring into the back of peoples houses!!! I have noticed on the plan there is a vegetation/tree strip from the corner of Torwood Road and Pinedale Road that runs a little way down along Pinedale Road. Why has this not been continued down the full length of the road/Daisy Hill development interface? Can this also be addressed please – there can only be a benefit for all humans and animals with the extended planting of local native vegetation, assisting in buffering the dust load and to soften the visual pollution this 222 lot development will definitely cause.

Thank you for the opportunity to comment on this development.

Regards

[REDACTED]

# 17

## Planning Proposal Submission

15<sup>th</sup> August 2019

**Re: Daisy Hill Estate Proposal**

Panel Reference Number: 2016WES006

Planning Proposal Number: PGR\_2016\_DUBBO\_005\_00

Stand: Support, with considerations to observe

Thank you for taking into account the communities' feelings regarding the proposed development to the Firgrove area of Dubbo, creating Daisy Hill. I would like it to be noted that my husband and I support the development of the area into the proposed large blocks, just like in the Firgrove Estate. We don't feel however that the 0.6ha blocks should go ahead with this size and type of property not carrying forward with the existing surrounding areas. We would also like the following to be taken into consideration:

Firstly, we moved into Firgrove just 12 months ago, choosing the area due to its unique closeness to Dubbo, while still giving us the space and country feel that we were looking for. We also noted that the area has a wonderful abundance of wildlife from a local mob of kangaroos to eagles and other native birds and lizards which frequent the area. I can see that the area being proposed currently has little vegetation. With increased small acreages we will see more native vegetation, hopefully encouraging more native wildlife species, while limiting the destructive nature of the kangaroos.

**Traffic:** We are concerned with the increase in the amount of traffic on the Eulomogo Rd with an extra 284 houses, averaging over 300 extra cars on this road daily. Currently the road is 100km/hr and drivers run the risk of hitting wildlife which frequent the area. With extra cars we will start seeing more serious road incidents from hitting these animals which will be forced closer to the roads with the increase of infrastructure. Cars turning right (towards town) from Eulomogo Rd onto the highway will also pose greater threat to oncoming traffic. This turn can be hazardous already with this corner notoriously slippery, gravelly and potholed. In the past month we have almost had two head on collisions with cars when turning at this intersection due to cars overtaking at this point. I believe this is due to the lack of overtaking lanes between Dubbo and Orange; motorists are overtaking slower vehicles as soon as the double lines are finished without consideration to oncoming and turning traffic. Cars are turning onto a 110km/hr zone and with people rushing, once again we are bound to see accidents at this intersection. The proposed entrance to the new estate is located on a hill with little vision of oncoming traffic. Traffic turning across this intersection will pose great risk to other road users. I would propose using an alternative location for the entrance to this estate.

**Internet and Phone:** Internet in this area is already over stretched and would require upgrades to accommodate for the extra customer demand. Phone reception is sketchy and again there would be a lot of unhappy customers who assume that they are moving into an area of decent reception and speed.

Post: It should be noted that the Firgrove area does receive small envelope mail but does not receive ANY parcel post and all residents are required to travel to the post office on Talbragah Street, meaning an increase in traffic to this area of town as well as added demand to the post office itself.

Septic: The area does not cater for septic and each property houses it's own septic system. This isn't a problem for the proposed 1.5ha+ sized blocks but I feel it will for the 6000m2 lots with septic being used on gardens and the smells associated with these systems effecting home owners and tenants in the area.

Overall, we understand that extra housing will mean extra money for the developers, but in the long run the small blocks do not fit with the area it is being proposed within the Firgrove area catering for that country feel that residents are after. We are in support of the larger blocks being developed but there are several areas that will need to be developed in correlation with the area including phone and internet, postage services, road upgrades and consideration to the septic systems.

Thank you for listening to our view and concerns for the development of Daisy Hill Estate.

██████████ (please withhold names)

██████████

# Political Donations Disclosure Statement to Minister or the Director-General

If you are required under section 147(3) of the Environmental Planning and Assessment Act 1979 to disclose any political donations (see Page 1 for details), please fill in this form and sign below

## Disclosure statement details

Name of person making this disclosure

[Redacted Name]

Planning application reference (e.g. DA number, planning application title or reference, property address or other description)

Disposal Hill Estate Proposal: PCB 2016-00360-005-00

Your interest in the planning application (circle relevant option below)

You are the APPLICANT: YES ☐ NO ☒

OR

You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION

YES ☒ NO ☐

Reportable political donations made by person making this declaration or by other relevant persons

State below any reportable political donations you have made over the 'relevant period' (see glossary on page 2). If the donation was made by an entity (and not by you as an individual) include the Australian Business Number (ABN).

If you are the applicant of a relevant planning application state below any reportable political donations that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application.

If you are a person making a submission in relation to an application, state below any reportable political donations that you know, or ought reasonably to know, were made by an acceptor.

Name of donor (or ABN if an entity)	Donor's residential address or entity's registered address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation
NIL				

Please list all reportable political donations—additional space is provided overleaf if required.

By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing.

Signature(s) and Date

[Redacted Signature]

15 August 2019

Name(s)

[Redacted Name]



# 18

**Mellissa Felipe**

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**From:** [REDACTED]  
**Sent:** Friday, 16 August 2019 4:35 PM  
**To:** Plan Comment Mailbox  
**Subject:** Planning Reference 2016WES006 - Dubbo - PP\_2016\_Dubbo\_005\_00

We wish to object to the proposal to reduce the minimum lot size of Zone 5.

Of the existing 8 hectare properties, we would be the most effected if this development was to go ahead, with 6 x 6000sqm blocks on our eastern boundary. The effect would be to take away the very reason why this block was purchased by us allowing a quiet, peaceful & non-congested life style.

As of now we have the opportunity to travel to & from the block with limited traffic.

The proposed plan does not take into consideration the existing 8 hectare properties. Why are the breakdown in lot sizes effecting our boundary not the proposed 8 hectare blocks or 1.5 or 3 hectare blocks, further towards the east?

We have planted & nurtured a large number of trees to help the environmental repair. We have no doubt if development was to go ahead we have in fact wasted our time, effort & money.

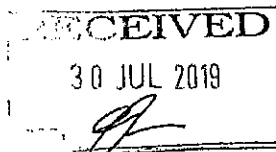
The single entrance from Pinedale Road to the proposal is at the very least a fundamental floor of the whole proposal. Over 100 small holdings could be accessed from this single entrance. The extra traffic would be a dramatic life style change for existing land owners. Pinedale Road would need to be upgraded to a stage where existing vegetation would be removed and the very essence of the area lost.

Regards

[REDACTED]

HGP

# 19



## PUBLIC SUBMISSION FORM

DUBBO REGIONAL COUNCIL	
R13-2	
ACTIONED TO .....HGP.....	
31 JUL 2019	
CONTAINER # .....AUR3/1223.....	

DATE 30/7/2019

NAME

PHONE

ADDRESS

COMMENT DEAR SIR / MADAM,

I am writing to express my very real concern about the proposed Daisy Hill Estate. Firstly, but probably of lesser import is that this is prime agricultural land - and having a lack of that in Australia, to use it for an estate such <sup>as</sup> this is a poor use of resources.

Secondly, the water situation recently has shown us, that Dubbo does not have capacity to supply endless water. Until this situation is addressed, no new estates should go ahead.

Thirdly and most importantly, is the situation of the roads. The T-intersection where Eukaranga Road joins the Highway is a very dangerous intersection.



Dubbo.nsw.gov.au

Fb.com/DubboRegionalCouncil

(02) 6801 4000

Cnr Church & Darling Streets, Dubbo  
Cnr Nanima Crescent & Warne  
Street, Wellington

PO Box 81, Dubbo NSW 2830

PTT

I have seen a number of near misses, as cars try to enter fast moving traffic. It is a wonder there has not been a bad accident there already. This problem will need to be addressed and should have been addressed a long time ago. It needs a pull in lane and more signage. It is already an issue as people go to work in the morning, and there is often a line up of cars waiting to get out onto the highway - into a line of traffic - of generally people who are also rushing to get to work.

Please - something needs to be done here. The second turn in into Firgrove has been made safer, as it was very dangerous and at times scary. Please make the first entry and exit safer. If this estate goes ahead the intersection must be made safer. If there is a fatality there, then it will be because of increased pressure at that intersection.

Please do not allow this proposed estate to go ahead till it has been well thought through.

Yours most sincerely,



# 20

## Kim Holt

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**From:** Mellissa Felipe  
**Sent:** Monday, 26 August 2019 3:02 PM  
**To:** Kim Holt  
**Subject:** FW: Panel Reference Number 2016WES006 - Dubbo - PP \_ 2016 \_ DUBBO\_005\_00 - Daisy Hill, Dubbo - to reduce the minimum lot size of zone R5 - Large Lot Residential land to create 222 lots at land known as Daisy Hill, Dubbo.

Mellissa Felipe  
Project Officer  
Planning Panels Secretariat  
320 Pitt Street, Sydney | PO Box 39 Sydney NSW 2001  
e: [mellissa.felipe@planning.nsw.gov.au](mailto:mellissa.felipe@planning.nsw.gov.au) | D: 02 9585 6884 | [www.planningpanels.nsw.gov.au](http://www.planningpanels.nsw.gov.au)  
G: [enquiry@planningpanels.nsw.gov.au](mailto:enquiry@planningpanels.nsw.gov.au) | P: 02 8217 2060



*I wish to acknowledge the Traditional Custodians of the land and pay respect to all Elders past, present and future.*

\*Class 1 Appeals - Notification to the Planning Panel Secretariat must be made no more than seven days after Council receives notice of an appeal in relation to a Planning Panel matter.

**From:** [REDACTED]  
**Sent:** Thursday, 15 August 2019 3:49 PM  
**To:** Plan Comment Mailbox <[PlanComment@planningpanels.nsw.gov.au](mailto:PlanComment@planningpanels.nsw.gov.au)>  
**Subject:** Panel Reference Number 2016WES006 - Dubbo - PP \_ 2016 \_ DUBBO\_005\_00 - Daisy Hill, Dubbo - to reduce the minimum lot size of zone R5 - Large Lot Residential land to create 222 lots at land known as Daisy Hill, Dubbo.

I strongly object to the planning proposal on the following basis:

- 1) Loss of Lifestyle, peace quiet and country ambience.  
We purchased Lot 2 DP 559889 Eulomogo Road (10.12ha - 25 acres) in 1991 so that we could enjoy a country life style while being relatively close to major amenities. We also wished to pursue a number of Hobby Farm activities without the concern of "NIMBY" neighbours .  
We were comforted that this would remain the case due to the Council Zoning which required minimum block size of 8 hectares in the surrounding lots. However our life style will no doubt be effected with the arrival of in excess of 220, neighbours many on small residential blocks.
- 2) Devaluation of our property.  
We are fearful that the resale value of our property will be substantially diminished should the Zoning change proceed for the following reasons:
  - a) A significant over supply of Rural residential blocks in the immediate Area with both Firgrove and Richmond estates still having unsold blocks.
  - b) Who would want to buy a Hobby Farm of 25 acres, surrounded on two sides by small residential blocks.
- 3) Lack of Infrastructure for the proposed development.
  - a) Traffic Control : The proposed residential development will have the ability to home in excess of 500 families meaning up to 1000 extra vehicles. The plan on exhibition funnels all traffic into Eulomogo Road (3 exits) and Pinedale Road (1 exit). Both roads are basically goat tracks of barely 2 lanes.  
Much of this extra traffic from Eulomogo Road will access the Mitchell Highway across the Railway line due to it being the shortest route to the CBD and two major schools in Sheraton Road and the child

minding center, fast food outlets and a recently opened Brewery Tavern at blue ridge estate. The intersection of Eulomogo Road and the Mitchell Highway is a death trap with a major catastrophe waiting to happen . We have traffic travelling both ways on the highway with the speed limit at a ridiculous 110kms per hour and traffic from Eulomogo Road turning into this speeding traffic. Serious accidents are already occurring.

I see no input from the RTA in regard to traffic control.

- b) Water and Sewage: The availability of water to service the dwellings on the proposed subdivision is of major concern. I am assuming that the water is to be piped from the water main coming from the reservoir on top of the hill to the South East of Eulomogo Road. Our property is the first serviced from this reservoir and the water pressure is so poor the we cannot shower in the evening and it takes forever to fill a washing machine to do a load of washing. This is exacerbated in hot weather when the Council further reduces the pressure to save water. This is despite the Council fitting 25m water meters to our properties when water was initially provided to increase pressure. For this larger meter I am charged a water access fee of \$424.83 per year this is before paying for water usage. The access fee is only slightly less than my water usage charge for a full year.

I note that that all the proposed blocks will be pit type sewage [REDACTED] the consultants opinion in documents attached supporting the Zoning proposal, that this will not have an effect on Ground water running into Eulomogo Creek and Troy Gully. As well as the numerous bores serviced by the two underground water systems. [REDACTED]

I have no political or financial interests in this project but strongly believe the minimum block size should remain as is currently zoned.

I do not want my private details provided to third parties.

Regards

[REDACTED]

# 21

Mellissa Felipe

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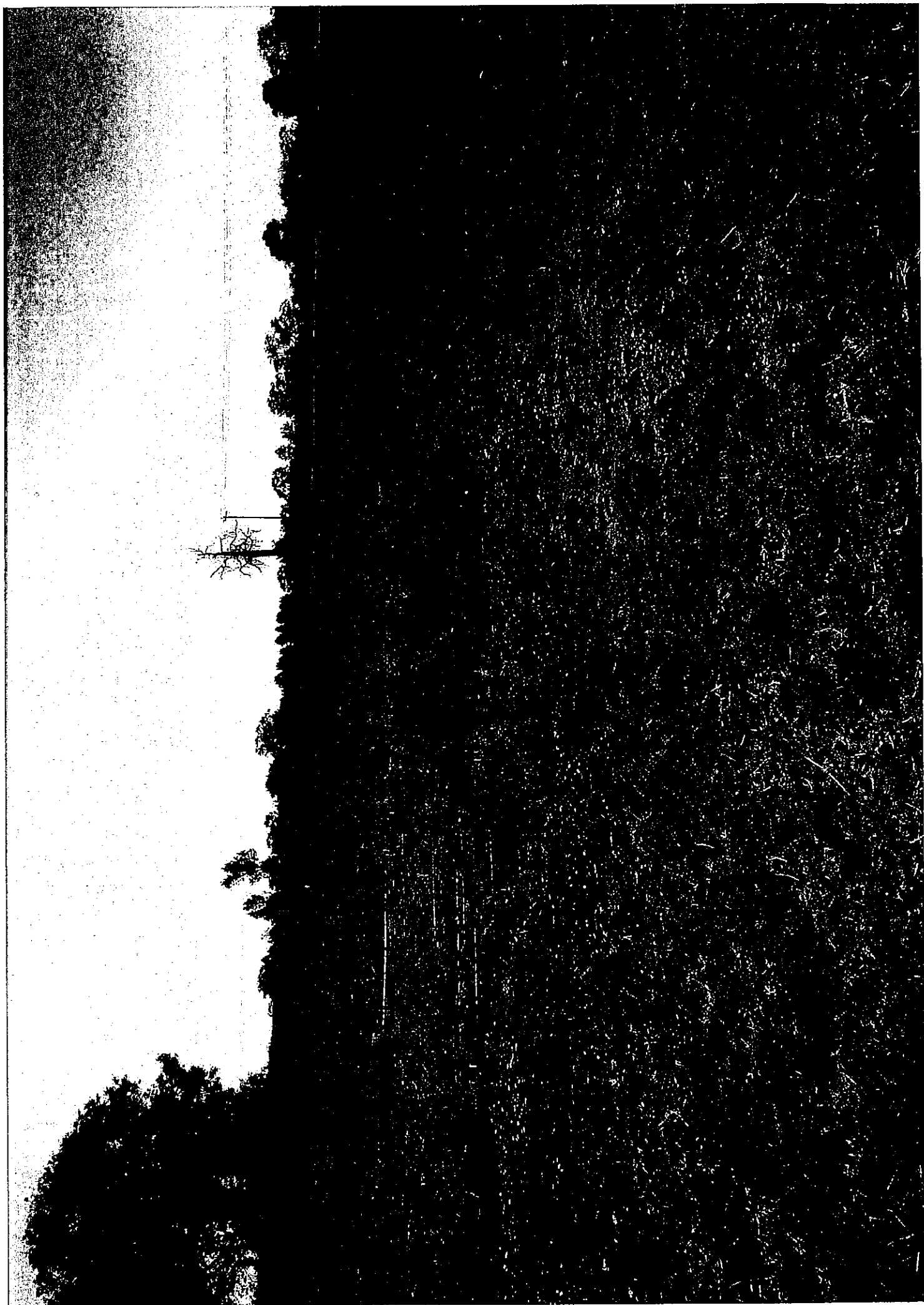
**From:** [REDACTED]  
**Sent:** Sunday, 21 July 2019 3:57 PM  
**To:** Plan Comment Mailbox  
**Subject:** Panel reference Number 2016WES006-Dubbo-PP\_2016\_Dubbo\_005\_00-Daisy Hill  
**Attachments:** IMG\_2181.JPG; IMG\_2182.JPG; IMG\_2184.JPG; IMG\_2184\_LI.jpg

These are the **objections** my wife and I put forward **against** the development of Daisy Hill, Dubbo.

1. One reason people purchased in Firgrove is the rural lifestyle. That lifestyle will be greatly affected by this development.
2. Our property, [REDACTED], backs up to those blocks on the south side of Eulumogo RD (the section where George Rice's house stands) and **drainage of water runoff will be a huge issue!!! Water runoff MUST be addressed if this development is approved. (Photos Attached of Fence Line and present drainage between [REDACTED] and proposed Daisy Hill Development)**
3. Privacy of the rural lifestyle will be lost especially for those of us whose property's back onto Daisy Hill if this development is approved.
4. Eulumogo Road will be overly congested with so many blocks accessing it. One cannot imagine what morning and evening traffic will be like with this development.
5. Torwood Road is at the top of a hill and is a dangerous location now so what will it be like if this development is approved?
6. The Mitchell Highway access along with the railroad line crossing over Eulumogo RD so near the Mitchell will be a traffic hazard just waiting for an accident.
7. Council doesn't properly maintain Eulumogo RD now so what assurance is there that they will properly maintain it during and after this development is finished?
8. Wildlife will be greatly affected by this development.
9. Dust and traffic congestion will certainly be amplified during development if approved.
10. **IF Daisy Hill is approved** there should be a privacy screen required consisting of trees or hedges on the Daisy Hill fence line adjoining the Firgrove properties. These trees or hedges should be the developer's responsibility for maintenance until they are mature.

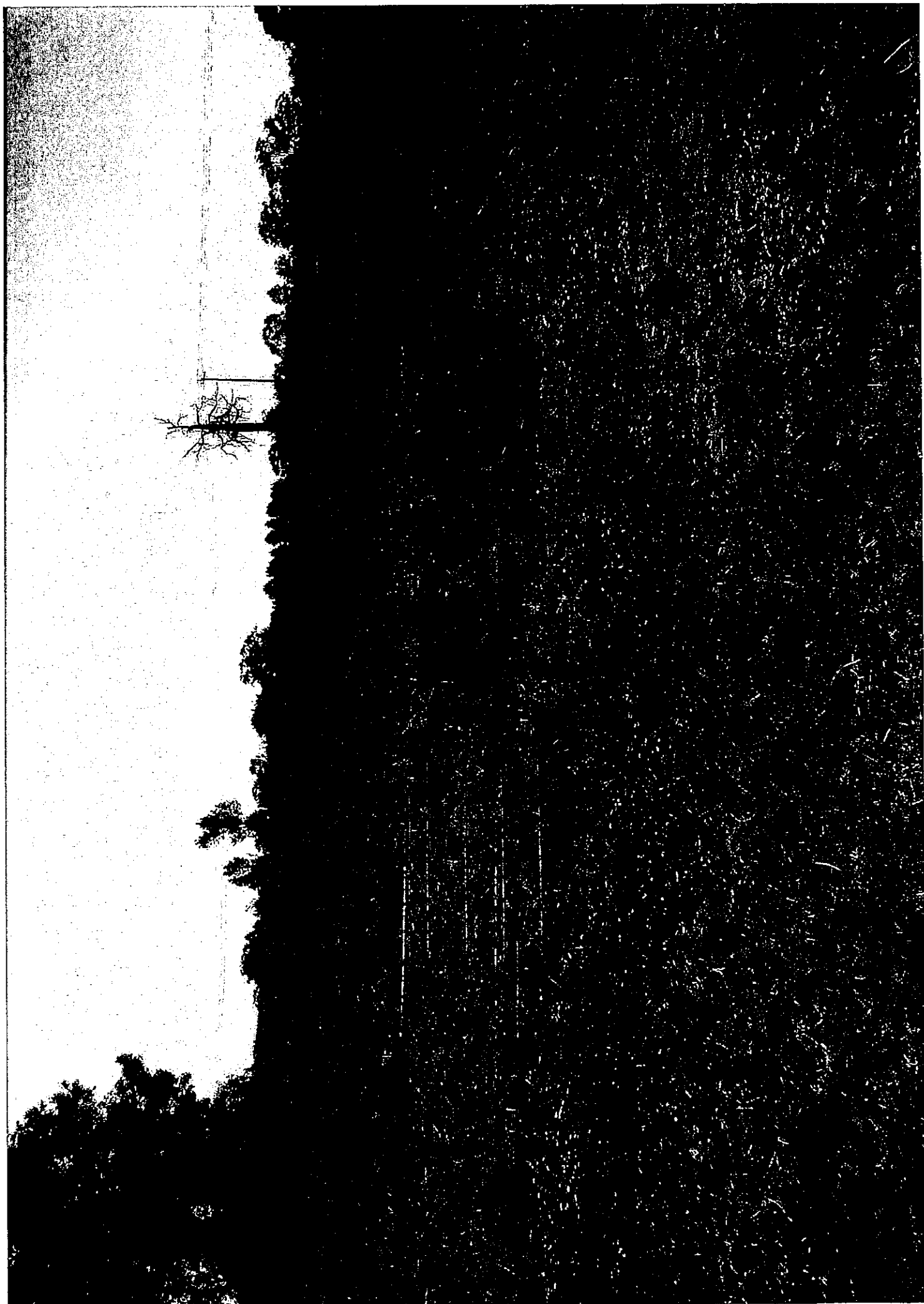
Sincerely,

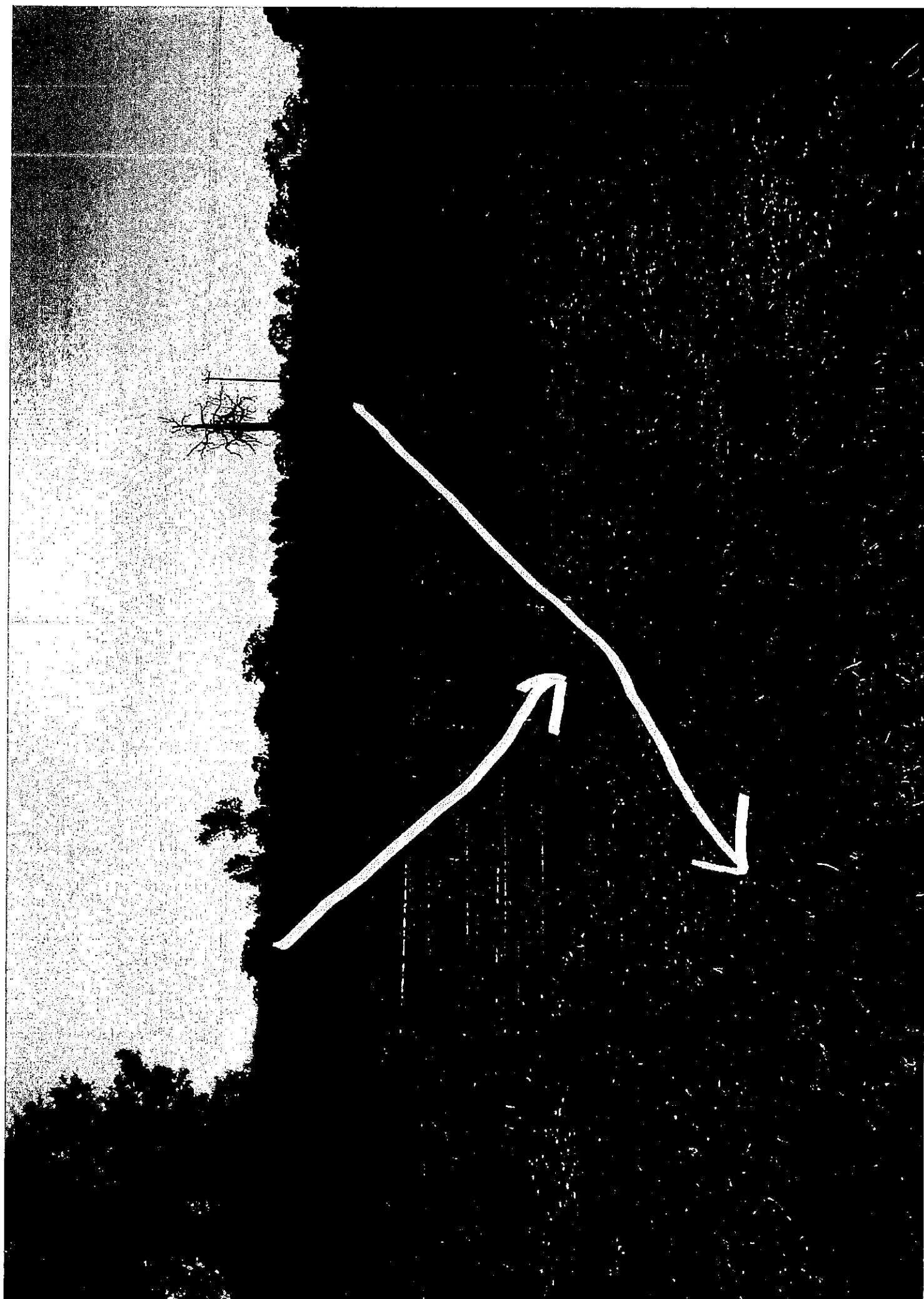
[REDACTED]











# 22

Melissa Felipe

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From: [REDACTED]  
Sent: Thursday, 8 August 2019 5:50 PM  
To: Plan Comment Mailbox  
Cc: [REDACTED]  
Subject: Daisy hill - Dubbo

Panel Reference Number 2016 WES006 – Dubbo – PP\_2016\_Dubbo\_005\_00 – Daisy Hill, Dubbo to reduce the minimum lot size of zone R5 – Large Lot Residential land to create 222 lots at land known as Daisy Hill, Dubbo.

To whom it concerns

Against proposal to reduce block sizes.

As a land holder further along Eulomogo Road, I am concerned that the increase in the number of blocks (approximately 222 instead of the 70 previously approved) raises serious issues on a number of fronts.

#### Traffic

This approval will greatly increase the amount of traffic both on Eulomogo road and at the intersection on to the Mitchell highway. With the majority of Households having a minimum 2 vehicles travelling at least once a day in and out of town, this will see a huge increase of over 440 vehicle movements on the current road and those accessing the highway.

- 1) The proposed subdivision draft displays an access onto Eulomogo road just below Torwood Rd is very close to the top of the crest of a hill and will have limited sight when accessing Eulomogo Road creating a highly possible black spot on this road. A possible solution is to have only one main intersection on to Eulomogo Road located half way along estate, ie located well away from the top of the hill and in a location that there is clear line of sight both ways.
- 2) We also believe there will need to be a substantial upgrade to the Eulomogo /Mitchell highway intersection especially for entering traffic onto the highway at peak times. There have already been several accidents at this location with no doubt many more near misses.
- 3) Is the current Eulomogo Rd design sufficient to safely handle the increased volume of traffic? In particular the lack of verges on this road make it largely unable for a vehicle to pull safely and completely off the road. Currently a broken down vehicle still sits partially on the road in many places due to lack of places to pull off safely. With increased traffic this even a greater concern.

#### Services

##### Water

We are concerned about the amount of available water for the scheme as we already have restricted water supply in the Firgrove estate and flat out running a single sprinkler at peak times. This will be a major problem if additional water supply is not addressed considering the substantial increase in the number of blocks.

We would also like to know that the additional run off etc will be addressed both in terms of s salinity and directions of flow to the Macquarie river.

##### Internet

Our service is often very slow now - will this decrease with the amount of users?? This is not the developers issue but does need to be addressed.

We have offered these concerns confidentially to you as we believe they are quite justified and need to be addressed. We trust that you will accept them in an appropriate fashion.

Yours

[REDACTED]

[REDACTED]