

SUB-7658 – Community Submission – 29 February 2024

Subject: Concerns Regarding Proposed Land Development Project

Dear Shruthi Sriram

Thank you for accepting my email in regards to this planning Proposal 225 Terranora Road, Banora Point (PP-2012-5615). We are residents in the immediate area.

We are writing to express our strong opposition to the proposed land development project in the area. There are several key points that raise serious concerns about the feasibility and environmental impact of this project.

First and foremost, the land in question is contaminated due to its previous use as a quarry and the presence of old machinery buried on the site. This contamination poses a significant risk to both the environment and public health, and any development on this land would only exacerbate the problem.

Furthermore, the proposed development will not be connected to the town of sewage, which means there would be no provisions for sewage runoff. This lack of infrastructure could lead to serious pollution of the surrounding area, particularly given the proximity of the site to the Tweed river. The soil in this area is not suitable to absorb runoff, further increasing the risk of contamination. During heavy rain periods it is a natural runoff into the river, any contamination whether it be sewage or other contaminants they will end up in the river.

In addition, the proposed development site is too close in proximity to the Tweed river, which is a vital ecosystem that must be protected. The presence of any development in this area would pose a threat to the river's water quality and wildlife, including the prolific wildlife and birds that inhabit the region.

Lastly, the escarpment in the area needs to be preserved for the sake of the environment and the diverse wildlife that call it home. Any development on this land would disrupt the natural habitat and endanger the local ecosystem.

Moreover, the road leading to this development is Terranora Rd, which is already in poor condition and given the width of the road is not equipped to handle additional traffic. The proposed development would result in at least 60 extra cars using Terranora Rd in the morning and evening, calculated by 15 houses would be a considerable amount of traffic further straining the road infrastructure and posing safety risks to residents and commuters. There are already numerous accidents on this road due to its width and parking of residents cars.

In light of these concerns, I urge you to reconsider the proposed land development project and explore alternative solutions that prioritize environmental protection and sustainability. It is crucial that we act responsibly and preserve our natural resources for future generations.

Thank you for your attention to this matter.

Sincerely,
Residents of the immediate area.

Ps please see attached





And



