

# Submission

*Opposition to Integrated development*

*Property lot 3 DP:1201274, 23 Philips lane Nulkaba*

6 March 2018

The objectives below stated in NSW legislation state for R5 zoning

## **Objectives of zone**

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

We oppose this development on the following grounds:

### **1. Lot sizes**

The application is for block sizes which are in conflict with the for R5 zoning laws which state a minimum requirement of a lot >750 sqm.

### **2. Loss of Village atmosphere**

We feel the objectives of R5 will be compromised with this development and will not uphold the village atmosphere Nulkaba is known for. Many people bought and built in this area for its rural village life with a close-knit community, great school, the ability to know your neighbour and walk the streets without fear of cars passing constantly.

### **3. Traffic increase**

Our kids can easily play outside without us fearing for their safety, which this new development will bring with the increase in traffic. The current roads are not capable to take this increase in traffic.

### **4. Area devaluation**

We believe this density of housing will bring in investors who will put up cheaper housing and rent them out to tenants who have no consideration for their environment and its surrounds. After speaking to estate agents in the area this development will severely devalue our property and others in the area.

### **5. Wild life**

Many people in the area have horses and ride them around the streets, this will not be able to happen if this development gets approved. We also have great wildlife around the area with kangaroos, foxes, rabbits and many Australian natives (spotted Quolls) seen every day. These will disappear, which would also ruin the area's atmosphere.

We wish to keep Nulkaba the lovely village type area it is known for and this will not. We hope you take this on board and see sense and allow this to be so. We are not against a development and can see a beneficial effect to the area with this, earlier designs (half acre block sizes) were much more in keeping with this area and will keep the area safe, friendly and the area people want to raise their kids.

Kind regards,

Warrick & Patricia Twentyman  
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