



24 April 2015

Mr MJ Thompson
Group Manager
Sustainability and Better Living Section
Queanbeyan City Council
PO Box 90
QUEANBEYAN NSW 2620
sbladmin@qcc.nsw.gov.au

For Attention: Ms Rebecca Templeman

**RE: CIC Australia Limited: Integrated Development Application No. 105-2015 for a
43 Lot Subdivision of LOT 48 DP 1125205, 102 Burra Rd, Googong (Mt Pleasant)**

Thank you for providing the opportunity to inspect the documentation and to make a submission regarding the above Development Application.

Context for our interest in this DA

We are the owners of 

On our 80 ha lot we run a herd of alpaca, currently numbering 70, and on occasions a few head of steers to help with fuel reduction in case of bushfires. (Since 1997, three fires have been deliberately lit along our Cooma Road boundary, on occasions also affecting other properties on Cooma Road.)

For the foreseeable future we hope to continue living and farming on our property, and were thus a little surprised to note a statement by the developers at Page 49 of their *Statement of Environmental Effects*, under the heading **Assessment/comment** as follows:

“As discussed with Council, the lot (ie the RU2 zoned proposed Lot 1 of the DA) is adjacent to, and will be in the same ownership as (our emphasis), the RU2 land directly to the north (Lot 4, DP 867223). It would be appropriate and plausible to amalgamate Lot 4, DP 867223 with the RU2 zoned portion of land the subject of this application, to create a consolidated RU2 zoned lot of 101 hectares

While the CIC has contacted us regarding their proposals for Googong and Mt Pleasant, the suggestion that our [REDACTED] and their proposed Lot 1 within the new subdivision “will be in the same ownership” appears to be jumping the gun somewhat.

Summary of our overall response to the proposals

On balance, we believe the proposed development is a reasonable one for the land in question and is in keeping with adjoining developments at the Little Burra and Mount Campbell Estates, as well as development in the broader area including Burra, Royalla and Williamsdale.

Mt Pleasant has been heavily cleared and grazed over many years with consequent loss of native vegetation and areas of erosion clearly evident from Burra Road. We are pleased to note the proposals for protection of the higher reaches of Mt Pleasant and other areas within the site which have been identified as having significant bio-diversity value.

The retention of existing box gums plus the proposed extensive planting of new trees and other flora indigenous to this area will, we believe, improve the overall amenity of the site and region.

While we are not delighted with the rapid pace of residential development in what was once a quiet rural location, the proposed maximum of 40 residential lots for this large site plus the proposed allotment sizes (average lot size 4 ha) seem reasonable to us given the above mentioned developments already in place.

We would be totally opposed to any development of greater density in this location.

Overall, it is our view that the development as proposed generally conforms to Council's planning aims as expressed in QLEP 2012 - in particular Aims b, d, e and f of QLEP relating to provision of a diversity of housing, protection of Queanbeyan's natural and built heritage, protection of scenic quality and maintenance of Queanbeyan's country character.

One thing that does not receive much attention in the proposals are opportunities for social interaction and recreation other than activities such as walking. It may be that the applicant, CIC, sees the facilities at Googong township (as welcome and good as they

are) as meeting such needs. However, if there is to be an influx of new families in the area, we suggest more attention be given to local playgrounds and picnic areas that can be accessed on foot by young families.

Below are our further comments on specific details of the plans and concerns relating to the environmental, safety and social impacts of the development. These comments are organised under the following 3 headings:

1. Traffic management considerations external to the site
2. Community Title scheme (Lots 3 & 4 of the Subdivision) design
3. Community Management Plan

Traffic management considerations external to the site

We do not have any comments or concerns as regards the location of proposed entry points to the development or with internal roads. However, we note with concern that the entrance/exit to/from the new estate onto Burra Road, while conforming to the standard Safe Intersection Sight Distance (248 metres) for the current 100 kph zone, will NOT be safe during inclement weather and particularly on the many foggy mornings experienced in this area.

A similar dangerous situation now also prevails along Old Cooma Rd which also has a 100 kph speed limit - and translated by many drivers to 120 kph. Old Cooma Rd is getting more dangerous by the day with increased traffic flows arising from existing developments and increased levels of coast-bound traffic. Further residential development in the area will exacerbate the current problems.

To exit our property from Wells Road to Old Cooma Road has always been potentially hazardous in foggy weather. But now, with the greatly increased traffic levels our intersection has become extremely hazardous to negotiate in heavy fog. One must stop, turn radio off, wind windows down, listen for a few seconds then gun it across the intersection while praying no one is coming in either the northbound nor southbound lane.

The same situation applies at the Googong township entry point to Old Cooma Rd (presumably to be alleviated at least a little by the roadworks currently in progress), at the Burra Rd-Old Cooma Rd intersection, the Little Burra and Mt Campbell estate entry points to Old Cooma Road, and the many private driveways which provide access to Old Cooma Road between Wickerslack Lane and the point where Old Cooma Rd meets the Monaro Highway.

It is only a matter of time till there are further fatalities on this road. In the past few years, even in good driving conditions on relatively straight stretches, a number of drivers

have lost control along Burra and Old Cooma roads and flipped their vehicles off the road into adjoining paddocks. At least one of these rollovers was into the home paddock of Mt Pleasant itself.

We urge Queanbeyan Council to give urgent consideration to traffic speeds in the area, and recommend that the speed limit along Burra Road in the vicinity of Mt Pleasant and the proposed development be reduced to 80 kph. We further urge that, if the plans or a modified version are approved, that the current speed limit of 100 kph on Old Cooma Rd between the area just south of the Cooma Rd quarry and all the way to the Monaro Highway intersection be reduced to 80 kph.

Apart from issues of poor visibility in fog, there is also abundant wildlife in this area including large mobs of kangaroos, wombats and low flying parrots. Many kangaroos injured on the roads end up in our property, causing much angst and inconvenience to us in addition to the plight of the animals.

Also, Council should extend the raised median strip at the Burra Rd-Old Cooma Rd intersection further south down in to Burra Road. Currently, it appears many drivers don't understand why it's there or deliberately cut through that corner when exiting Burra Rd into Old Cooma Rd (i.e they veer to right of the strip and exit Burra Rd from the wrong side of the median with the potential for collisions with vehicles turning left into Burra Rd from Old Cooma Rd). We have witnessed this frequently from our paddocks which overlook this intersection.

Community Title scheme (Lots 3 & 4 of the Subdivision) design

As noted above, we are generally happy with the design and layout of the Community Title allotments to be created by the proposed subdivision. We can see no legitimate reason to object to the general number and proposed size of allotments.

Comments re: proposed allotments "al, am, an & ao"

In keeping with our comments above regarding traffic safety, we would question the wisdom of permitting any of the allotments proposed to have a direct access to Burra Rd separate to the main estate entry/exit point. There is currently one such allotment proposed - identified as "Lot ao" on the plans for the Stage One Community Title subdivision of Lot 3.

In addition to "Lot ao" referred to immediately above, the proposed subdivision will create two other new allotments fronting Burra Rd - identified as lots "an" and "am" in the plans. The existing dwelling and outbuildings - the Lot 2 Torrens Title allotment of the subdivision and identified in the layout as "al" - of course also fronts Burra Rd.

It is our view the visual amenity and rural character of the area would be better served by the deletion of Lots "am, an" and "ao" from the plan. Further, being adjacent to Burra Road, any dwellings erected on these allotments in the future would, in our opinion, be

significantly impacted by traffic noise. (We can hear traffic noise from Burra Rd from within our property even without a direct line of sight to the road, presumably due to amplification effects of nearby hills. Intermittent noise is more irritating than a constant drone of traffic.)

Comments re: dwelling allotments overlapping Bio-diversity areas

We note a number of the allotments proposed for the Community Title scheme (about 11 of them) overlap identified Bio-diversity Areas. This is problematic in our view. The *Statement of Environmental Effects* includes recommendations that certain structures (eg sheds, dams) and activities (rock, timber removal, grazing of domestic animals) be totally excluded from these overlapping areas and suggests a "*Conservation Management Plan*" as a mechanism for their protection. Our experience suggest that in practice such a mechanism is unlikely to be policed or effective. The owners of these allotments will, in time, feel free to ignore any such restrictions, This currently occurs on the land adjoining the Mt Campbell Estate where we regularly witness or hear estate residents and their children collecting and chopping firewood, and more recently riding trail bikes.

Community Management Plan

It is proposed that the submission of a draft Community Management Plan (CMP) would be required as a condition of consent. The provisions of this document will be of very great interest to us - in terms of the degree to which they can effectively manage such issues as:

- access to and management of bio-diversity areas;
- weed control (particularly African Lovegrass and serrated tussock);
- feral/introduced animals (especially feral pigs, Indian Mynahs);
- domestic dogs and cats - attacks on wildlife and farm animals;
- wildlife friendly fencing;
- use of motor bikes within allotments and on community land.

With reference to management of bio-diversity areas, we have already suggested above that these should not be over-lapped by dwelling allotments.

Up till recently, there has been very little lovegrass and serrated tussock in this immediate area. With the creation of Googong township, and the constant to-and-fro of utility and mowing vehicles, this is changing. Every publicly mown grass strip in Queanbeyan is now infested with lovegrass and machinery used in our area will spread it. Recently, we have noted serrated tussock in the paddocks and mown areas adjoining Tompsitt Drive in Jerrabomberra. Council and any future Community Management Association for Mt Pleasant need to have a strategy for reducing further spread of these noxious grasses to otherwise productive native pastures.

Feral pigs have become a major pest in the past few years. Development activity will have the effect of flushing them out to adjoining lands as happened here when

development of Mt Campbell was initiated. Ongoing control needs to be addressed in the CMP, as do strategies for households to minimise invasion by Indian Mynahs, ravens and currawongs (eg education re not leaving food for dogs and cats outside).

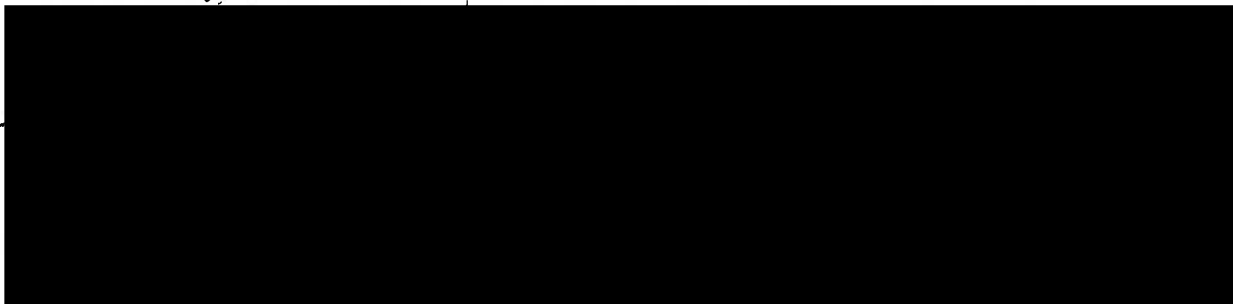
We understand the Development Control Plan permits residents to have up to 4 dogs per property. We respectfully propose that the CMP limit this to 2 per property and that residents are required to have appropriate means for containing their domestic pets (especially dogs) within their own land parcel. There have been multiple dog attacks on vulnerable stock (sheep, alpacas, goats) in this area in the past few years which comes at great emotional and economic cost to the stock owners, ourselves included. We have been shocked by the lackadaisical and defensive attitudes of many of the dog owners.

We also ask that Council finds a mechanism (whether through the DCP or CMP) to limit the use of barbed wire and unduly high fences on properties except where truly required. There has been a tendency in recent times for some (in our view selfish) property owners to erect high chain wire or barbed wire fences - to the detriment of wildlife and adjoining neighbours.

The CMP should absolutely ban and monitor the use of motor cycles on community property. Although the riding of motor cycles within rural residential lots may already be a non-permitted activity we would also hope this is covered by the CMP to make this absolutely clear. We request that Council undertake some noise monitoring in the area to confirm what those of us who already live here know - that is has become a very noisy area in which to live even without recreational motor bikes.

We would welcome being kept informed of Council's deliberations on this subdivision and would be happy to address Council and further elaborate our concerns and comments in due course.

Yours faithfully



[REDACTED]

22 May 2015

Ms Rebecca Templeman
Assessing Officer, Environment, Planning and Development
Queanbeyan City Council
PO Box 90
Queanbeyan, NSW, 2620

Re: DA N0 105-2015 Mount Pleasant Development

[REDACTED] acknowledges receipt of your letter of 24 April 2015 and appreciates the opportunity for [REDACTED] to make a submission in relation to the Development Application (DA No. 105-2015) for the proposed Mount Pleasant development.

[REDACTED] would like to take this opportunity to raise the following points in relation to the Development Application for the proposed Mount Pleasant development:

- i) the DA should include a Community Management Statement or similar and this be applied to the Mt Pleasant development and cover similar topics as Little Burra Community Management Statement.
- ii) the DA should include a minimum size of signage at Mt Pleasant & Little Burra junction, ie min 2m wide x 1.5m high (allowing estate names to be displayed above normal grass height) or similar entrance signage that is planned for Mt Pleasant entrance from Burra Road,
- iii) the DA should include a Construction Management Plan be applied to limit development trucks using Little Burra roads.
- iv) the Mt Pleasant developer to replace old fences along Mt Pleasant & Little Burra lot boundaries
- v) the Mt Pleasant developer to carry out weed control of community lot covering Mt Pleasant, and
- vi) the DA should include some lighting at the entrance of Mt Pleasant from Burra Road, this could be lighting of the Mt Pleasant signage or lighting of the road junction. This will assist in unfamiliar drivers/visitors locating the Mt Pleasant estate.

[REDACTED] looks forward to a close and continuing engagement with QCC in relation to the development of the proposed Mt Pleasant estate.

Sincerely

[REDACTED]

[REDACTED]

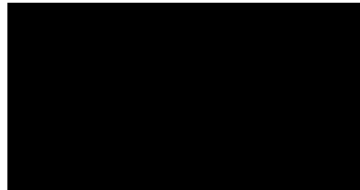
Rebecca Templeman

Town Planner

Queanbeyan City Council

257 Crawford Street,

Queanbeyan NSW 2620



Re: Development Application for 102 Burra Road, Googong NSW 2620.

As the proposed sub division at 102 Burra Road, joins our boundary, could you please answer the following questions which will affect our business of sheep and cattle farming.

There is approximately 100 hectare of Common Reserve which joints our boundary.

Will grazing of sheep, cattle, horses or other animals be permitted on this reserve.

At present the current land owner and we check this boundary fence for damage especially by kangaroos and pigs. Who will be checking this fence on a regular basis from the sub division owners, as there is the ongoing maintenance to the fence.

Who will monitor kangaroo numbers on this reserve, especially during drought as stock water becomes critical.

Who will control weeds on this reserve.

Will this 100 hectare reserve be sold or sub dived.

Who will monitor this reserve for potential fuel during bush fire season.

Can this 100 acre reserve be further sub-divided into smaller lots.

Thank you for your time yesterday.

Yours sincerely

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