

From: Lou and Janna van Gelderen
Sent: 2 Mar 2021 23:34:58 +0000
To: Planning @ Meander Valley Council
Subject: Country Club Estate Draft Amendment 4/2020

Att.: Jo Oliver - senior strategic planner

Thank you for letter dated 11 Feb 2021 and subsequent meeting at your office on 18 Feb 2021.

Naturally we are interested in this project as we live in a location likely to be heavily impacted by the proposal.

It is early days and we recognize the potentially positive aspects but the current proposal creates a number of concerns:

1. Appearance

The 18 or so building allotments along Country Club Ave will necessitate a massive removal of trees and greenery.

Apart from the environmental impact, this will destroy one of the most pleasant aspects along this section of road.

CCE assures us greenery will be replaced but that, of course, will not be possible.

Can we be assured that the council nature-strip will be extended, retained and (re)established including tree-planting?

This, along with appropriate covenants for these properties with regard to style, lot-size, fencing etc. will - at least to some extent - help preserve the appearance of CC Ave.

2. Traffic

The number of proposed allotments, (along with those at Blackstone Heights) will have a substantial impact on already steadily increasing traffic volume, speeding and noise levels.

It would appear that a single-entry/exit point at one end only for an estate of some 300+ allotments will be both congestive and potentially dangerous.

Realization of the Mt Leslie Road connection may relieve some of these issues but we respectfully suggest that an additional entry/exit point be seriously considered (from Harley Pde or elsewhere?)

Hooning will be difficult to stop.

The suggested introduction of roundabouts may address speeding (but will increase noise levels with incessant de- and acceleration and even encourage inappropriate behaviour)

If roundabouts are to be considered, could they be beautified with greenery, rather than the usual barren structures, in order to preserve the streetscape?

Alternatively, a dedicated crossing for golfers may be an appropriate measure, both for safety of players and a means of slowing down traffic.

3. Shopping Precinct

There is no further mention in the current proposal, despite still ranking highly in the concept on CCE 's website.

Rather than a separate greenfield development, it may be worth considering to incorporate any such facilities within existing premises.

We believe this would improve and enhance the experience of the hotel/club environment, thus attracting more people from the surrounding areas.

4 General Access

When proposed walkways/bikepaths are considered, it would be beneficial to incorporate pedestrian access to the CCC facilities from further afield.

Thank you for this opportunity to provide input.

With kind regards

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