

Bo Moshage

From: Emily Mees [REDACTED]
Sent: Monday, 23 May 2022 11:39 AM
To: Dubbo Regional Council
Subject: Submission for application (10.2022.217.1)

⚠ CAUTION: This email came from outside the organisation. Be cautious clicking links and do not open attachments unless they are expected.

Dear Council,

Property lot 307 dp: 1266543

While we are not opposed to the proposed development in question we are definitely against a median strip/ entry way being placed right in front of our homes. As a local Dubbo home owner and parents of little ones we are concerned where the entry is proposed in Keswick Parkway. Couldn't the entry be placed on a different road? Placing the entry way is going to increase the number of traffic up the street to a huge amount placing a danger to our children as well as decreasing our home in value. There will be restricted parking causing congestion right in front of our dwelling. Keswick Parkway is NOT a wide enough street for this to happen.

Review:

NOT opposed to the proposed housing development.

OPPOSED to the entry way/ median strip right in front of our dwelling!

Please take us into consideration

Upset home owner.

Emily Mees

Bo Moshage

From: Matt Williams [REDACTED]
Sent: Tuesday, 24 May 2022 12:52 PM
To: Dubbo Regional Council
Subject: Submission RE: AU22/388
Attachments: D96-226 Approved - Amended Lot Layout - Lots 1-27 Page Avenue and Keswick Parkway.pdf

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Submission Re AU22/388 - Objection to Development Application D2022-217 Keswick Bunker Estate

Good Afternoon

I write having received the application letter in the post. I am a current adjoining property owner on Keswick PKWY.

In March 2020, i engaged the council to find out the plans for the reserve area behind Keswick PKWY, and i have attached the approved plans i were sent. These plans indicated the new estate would be entered via Durum Circuit around Cobbity Ave.

We purchased our house based on these plans.

The new application shows the entrance via Keswick PKWY. Why the change?

70 units, some of which being 4 bedrooms each, the sheer volume of traffic Keswick will have to take is dramatically increased but furthermore the amount of parking available within the estate wont account for a large portion of residents let alone visitors that will then flow onto Keswick PKWY- an already busy street.

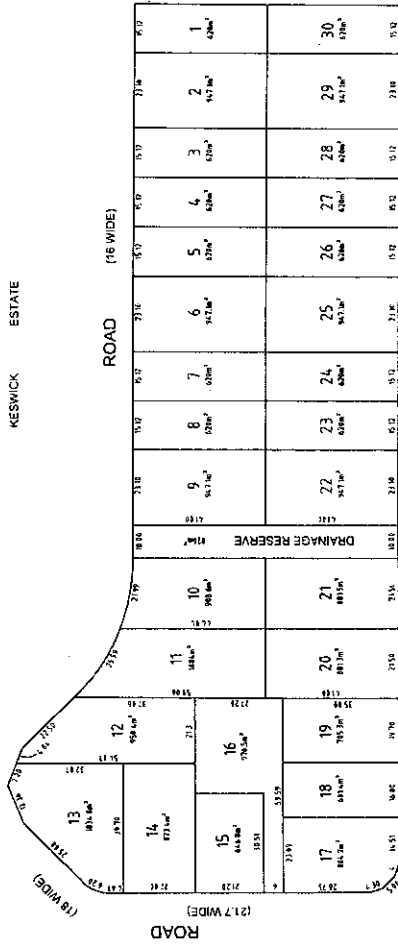
A feature of my house particularly was the fact I have vehicular access down the eastern side, something that is already hard to do with street traffic, however will be impossible to achieve once half of the Bunker estate is forced to routinely park onto the PKWY.

The entrance to the estate features a dividing island on Keswick PKWY which I believe will impact safety. By putting an island in the road, forcing traffic either side, pushes the lanes closer to parked traffic (Which as discussed will be a permanent fixture of the road moving forward) increasing the risk of accidents but also putting kids lives at risk that regularly play on bikes/ scooters etc that cross the road kerb to kerb.

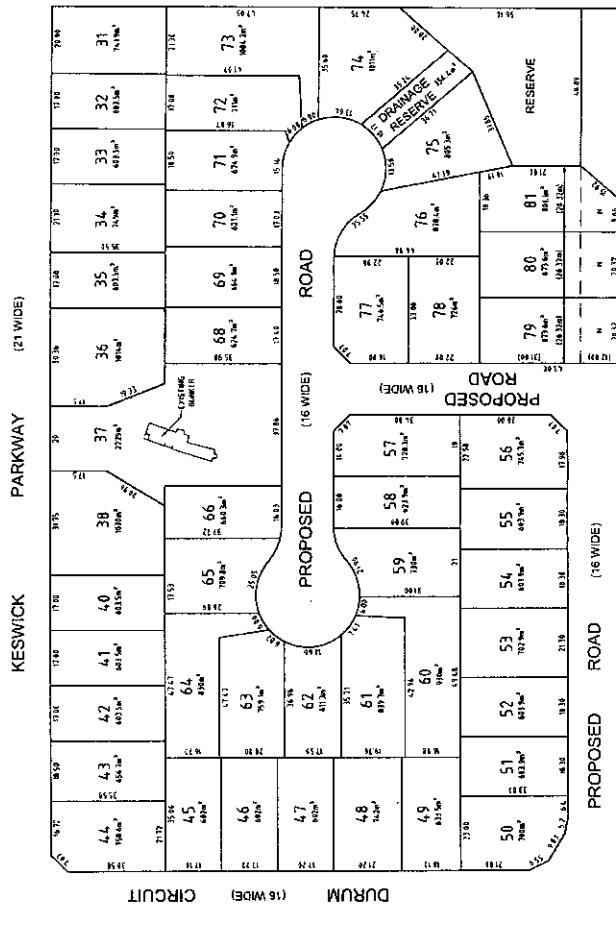
These issues could be resolved by making the entrance to the Bunker Estate off Cobbity Ave where the south eastern side of Durum CCT is currently not developed and could be used for parking, which would provide at least 50 car spaces to resolve congestion on Keswick PKWY.

At the end of the day I understand the land is set for the estate, however some tweaking to the plans could reduce congestion, noise and keep Keswick Estate family friendly.





FUTURE
KESWICK
ESTATE
(BY OTHERS)



DUBBO CITY COUNCIL
The plan depicts the proposal referred to in Modified Development Consent Number:
DP 96-226 Pt. 3 0 SEP 2015

EMA
Manager Building and Development Services

NOTES

1. INFORMATION SHOWN IS FOR DEVELOPMENT APPLICATION PURPOSES ONLY
2. AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY
3. NOTES INDICATING ZONE, DRAINAGE EASEMENT AND RIGHT OF ACCESS

SCALE 1:150 (A1)

SCALE 1:500 (A1)

AMENDED LOT LAYOUT

PROJECT NUMBER: 114073
DRAWING SHEET: OSC_DA01
DATE: A.H.D.
SCALE: A1

ISSUED FOR APPROVAL SHEET DA01 OF DA01

GEOLYSE

DUBBO
dubbo@geolyse.com
www.geolyse.com

IMAAS GROUP PROPERTIES PTY LTD

MODIFICATION APPLICATION
LOT 121 DP 1182087

DUBBO CITY COUNCIL

70 CHURCH STREET
DUBBO
NSW, 2830

NO.	DATE	BY	NAME	DATE
1	28/03/2015	PREPARED		
2	28/03/2015	APPROVED	STACE GUY	
3	28/03/2015	DESIGNED		
4	28/03/2015	CHECKED		
5	28/03/2015	APPROVED		

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