

# Evidence for the PC 68 Hearing (PC68-0006, Xiaojiang Chen)

My full name is Xiaojiang Chen. I own the property of 330 Tents Road which is directly adjoint to the proposed PC68 development area. I made a submission on the plan change request and my Submitter ID is PC68-0006.

## 1. Proposed Rezoning

I strongly disagree with Mr Clease on Points 143 -145 in the council's S42A report.

He listed four properties around the corner of Shands Road and Trents Road, including my property 330 Trents Road (A). Refer to Figure 1 for location.

He recommended that Mr Shamy's property (D - 701 Shands Road) is to be rezoned along with the other areas in PC68, and the rest three properties are excluded from the proposed rezoning.

One evidence of his recommendation is the distance from the existing urban edge, to which point the four properties are the same.

In Point 145, he pointed out that Mr Shamy's property is directly adjacent to the PC68 site on its southern and eastern internal boundaries and therefore could logically be incorporated into the PC68 site. However, he failed to mention that my property 330 Trents Road will be surrounded (three sides) by the PC68 development and the existing subdivision opposite the road.

A similar situation will apply to Mr Holder's property (C - 687 Shands Road) and Mr/Mrs Pollard's property (B - 681 Shands Road & 308 Trents Road), which will suffer from the proposed urban development in Mr Shamy's property and the PC68 development.

The living quality and amenity values of the three properties will be significantly eroded if other area in the block (between Shands Road, Trents Road and Hamptons Road ) is rezoned for more intensive development, but the three properties are not.

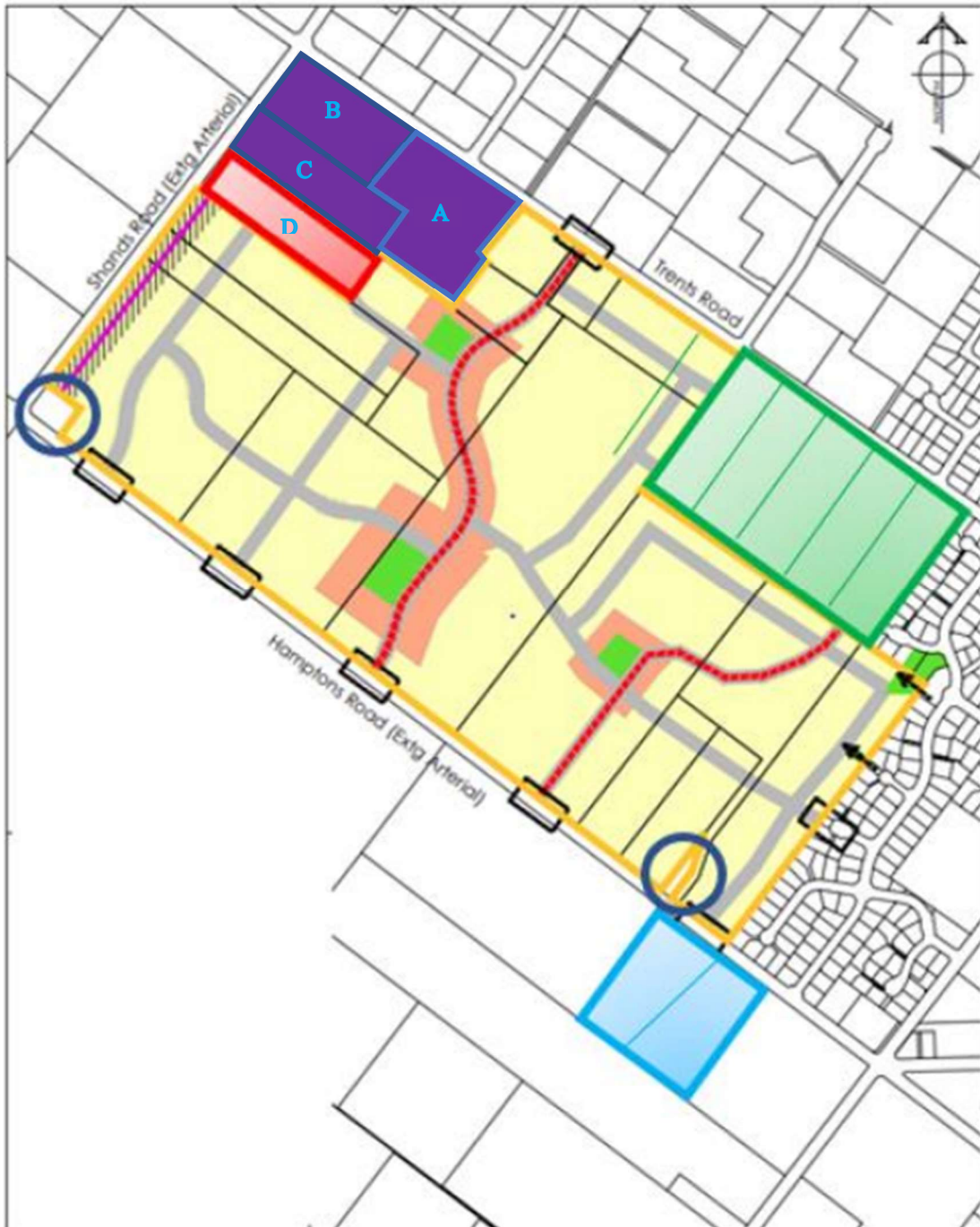
Integrated planning of the infrastructure in this area will be very difficult to achieve, if PC68 is accepted and the three properties are left out. If the three properties are going to be subdivided later, it will have to drain wastewater, secondary flow/flood water into the PC68 area due to the land terrain.

In Point 76, Mr Clease mentioned that the infrastructure Assessment considered not just the servicing necessary to support the PC68 site (and some 820 new dwellings) but also the servicing necessary were all the land located within Shands, Trents, and Hamptons Roads to ultimately be rezoned to Living Z (approximately 1,040 dwellings). There is no infrastructure capacity issue preventing the three properties to be included in the rezoning.

It is much more reasonable to keep the same zone for the whole block between the three roads. Most planners will agree with this. It was surprising to see that Mr Clease comes up with such a recommendation and treats the four properties differently which will create an isolated rural area surrounded by the urban development.

Although I object the proposed development in PC68 due to its development intensity, I request that the council treats the whole block between the three roads the same. If PC68 is to be accepted for more intense development, the three properties including my property 330 Trents Road should be rezoned in the same way.

**Figure 1 - Location map**



## 2. Drinking Water Quality Issue

It is understood that stormwater within the plan change area will be discharged into the ground, as mentioned in various reports prepared by the applicant and the council.

Stormwater collects pathogens, metals, sediment, and chemical pollutants, and its discharge will have adverse effects on the receiving water quality.

Most of the lifestyle properties surrounding the PC68 site have their own drinking water supply bores. Stormwater discharge from the PC68 development will have a negative impact on the water quality and may pose unforeseen health risks to these people consuming the contaminated water.

One example is the existing drinking water bore of my property, which is within 1 meter of the property boundary adjacent to the PC68 development area. Refer to Figure 2 (you can see the water tank in the center of the blue circle).

## 3. Boundary Issue – Medium Density Area/Horse Training Arena

PC68 development has a proposed medium density area (indicated in orange) right against my property boundary. Refer to Figure 2.

As you can see, there is a purpose-built horse training arena (indicated in green) on my side of the property boundary, and the rest of the area are paddocks for keeping horses or sheep.

All the reports from the applicant and the council's S42A report prepared by Mr Cleese failed to point out the potential (reverse sensitivity) issues.

Can anyone answer the following questions?

- a) Does the applicant wish to utilise my paddocks as a natural domain and to enhance the view of the proposed medium density properties?
- b) Or dose the applicant assume the future medium density property owners will enjoy watching me training my horses or hearing the noises/sucking the dust from the horse training arena?

Figure 2 – Boundary Issues

