

15th September 2014

Dear TRC Councilors and Mayor,

Development Application for: Reconfiguring a Lot – Three (3) Lots into 194 Lots

Location: Lots 900-902 Gowrie Junction Road COTSWOLD HILLS QLD 4350

Property Description: Lots 900-902 SP263388

I refer to the abovementioned Development Application.

As a resident of Cotswold Hills I acknowledge that the above mentioned land will be developed for residential allotments in the near future, However the current development application should not be accepted in its current format until concerns including but not limited to those set out below have been considered.

It is with great interest reading the piece in the Chronicle regarding the Toowoomba Region Awards for Excellence. TRC is inviting applications for awards for outstanding examples of urban design, heritage and the environment.

Refer to Chronicle article “*Help make our Region More Livable*” (11th September 2014)
“The Mayor spoke about the city's reputation for its superb urban qualities; the Garden City of parks and street trees, historic buildings, the city Centre and leafy suburbs.
He made particular mention of the wonderful towns and villages the TRC boasts including Clifton, Crows Nest, Pittsworth, Cambooya, Millmerran and Oakey.

He asked two important questions:

1. What will visitors in the future think about today's development trends?
2. How can we make sure that what we build today is a source of pride tomorrow?

TRC will recognize excellence?

I believe Cotswold Hills fits the category of outstanding examples of urban design. It's an area that I am proud to live in.

“Superb Urban Qualities” This is what residents and ratepayers of TRC want for all future proposed developments. Lets get this development right in the first place!

Please have a look at the website if you have not done so already.
www.TRCAwards.com.au

Areas of Concern

- The loss of adjacent property value is not a valid reason for objecting to a development or for the council to reject such development application.

- It has been stated by Councilor Sue Englart that council could be subject to legal action if the development is not approved, as it meets all criteria of the planning guidelines.

Given that the fear of legal action brought by the developer would be on the grounds of lost or reduced revenue; please explain the “fairness” within the planning development guidelines, and why it is that the financial interests of the developer are more important than getting the development planning right; and the interests of the current TRC rate paying citizens.

- Whilst the likelihood of legal action can't be ignored, the bringing of such action will follow due process. It is within this process that appeals will be lodged and mediation will begin to achieve an outcome that is acceptable to all parties. As stated by Mayor Paul Antonio ***“We have a chance now to do this once and do it right”*** (Toowoomba Chronicle Friday September 12 2014).

- If councilors believe they cannot reject the proposed development what is the purpose of the application going to council at all.

- Does this council have any influence or care about shaping the future of Toowoomba?

- Are Toowoomba Councilors just Toothless Tigers, controlled by unelected bureaucrats?

- Is this just a step of process of officially rubber-stamping this awful development?

- The application should be presented for the entire development to prevent the likelihood of precedence being set.

- There are serious safety concerns regarding traffic which have not been addressed adequately, Gowrie Junction Road and the intersection with the Warrego Highway struggle now at peak times to handle the current volume of traffic.

TRC Councilors and Mayor say this proposal it does not fit the Vision for future development in the greater Toowoomba area and do-not support this development in its present form. So why vote in favor of it?

In closing, as the elected members of the community, please consider your vote very carefully, and do not approve what is essentially a poor design, without further modifications to the overall plan.

Yours Sincerely

Graham & Esther Woodward

Cotswold Hills