

From: williamsbruce1@bigpond.com
To: [City of Gold-Coast-MAIL](#)
Subject: Development MCU/2023/15
Date: Saturday, 6 April 2024 8:30:10 PM
Attachments: [GC submission from residents.docx](#)

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Hi,
Please find attached the views of some of the Boundary Lane Tweed Heads residents,
Thanks,
Bruce
I have submitted a previous application without an address. If this is a problem please advise. I have included an address on this submission which can be used if needed.

239-241 Boundary Street Coolangatta proposed development.

Reference MCU/2023/15

I have discussed this development with owners of properties in Boundary Lane Tweed Heads and would like to present our joint concerns. Residents in NSW are affected by your actions and we would appreciate our views to be considered. If your development procedure has no provision for this interstate consideration, would you please this in writing?

The concerns are as follows:

Loss of Privacy: Increased height and density will result in loss of privacy, as residents of the high-rise will overlook existing neighbouring residents.

Traffic Congestion: Insufficient parking will lead to increased traffic congestion in the area, making it difficult for both residents and visitors to find parking spots. There are regular surfing Events which make emergency traffic difficult to pass queued traffic.

Noise Pollution: Construction noise during the building process, as well as increased activity from residents and visitors will lead to higher levels of noise pollution. An electric crane should be used to avoid the noise of buiding.

Shadowing: The proposed development will cast shadows over neighbouring dwellings, reducing sunlight and natural light, with the risk of mould developing, furthermore being a risk to the health and safety of existing residents. Furthermore, due to the shadowing and construction process, there may be a risk to the health of the existing Norfolk Pine Trees, situated along Boundary Street Coolangatta.

Strain on Infrastructure: The influx of residents from the high-rise could strain local infrastructure such as water, stormwater, sewage, internet and electricity systems. There is a finite capacity of these services.

Impact on Property Values: Potential buyers for existing dwellings neighbouring the proposed development, will be deterred by the presence of the large high-rise building, furthermore blocking the views of the existing residents in the vicinity. The proposed development will also shadow nearby dwellings, affecting the existing property values in the area. In my case the water view of Rainbow Bay is replaced by a building view.

Visual Impact: The aesthetic appeal of the neighbourhood will be diminished by the presence of a large, imposing tower block structures.

Environmental Impact: Construction activities and increased population density will have negative environmental impacts, such as increased pollution and waste generation. The sheer height of the proposed development is not proportional for the small block of land, with inadequate setbacks.

Decreased Sense of Community: A sudden influx of new residents may disrupt the existing sense of community in the neighbourhood.

Risk of Overdevelopment: The construction of a large high-rise building may set a precedent for further overdevelopment in the area, leading to overcrowding and other negative consequences.

With the test of foresight in mind, these negative consequences of the proposed development should be considered.

Thank you,

Bruce Williams

2/12 Boundary Lane

Tweed Heads NSW 2485

(on behalf of several Boundary Lane NSW residents