

Agency submissions -  
Sandon Point

No.	First Name	Surname	Title	Agency	Address 1	Address 2	Nature	Comment/Relevant Issues
1	Mr Lew	Short	Manager, Development Control Services	NSW Rural Fire Service	Locked Mail Bag 17	GRANVILLE NSW 2142	In principle support	<div>* APZs deviate from requirements of Planning for Bushfire Protection Guidelines</div> <div>* RFS has determined that 20m APZs are required from riparian corridors.</div> <div>* Roads proposed (servicing more than 4 dwellings/lot) will need to comply with Section 4.3.1 of Planning for Bushfire Protection.</div>
2	Mr Trevor	Daly	A/Senior Conservation Manager, South	NSW Department of Primary Industries	PO Box 17	BATEMANS BAY NSW 2536	In principle support	<div>* The size of the proposed riparian buffers are not supported.</div> <div>* DPI supports riparian buffer widths for Hewitts, Woodlands, Cookson and Tramway Creeks as recommended in the Col.</div> <div>* Impacts of the design and location of stormwater control measures should be reviewed and modified to enasure ecological buffer function is not compromised.</div> <div>* Water quality monitoring should be undertaken downstream in Hewitts Creek and Tramway Creeks during and after construction.</div> <div>* Acid sulpahte soils management plan should be prepared for the site.</div>
3	Mr Vincent	Sicari	Manager, Conservation Team	NSW Heritage Offi	Locked Bag 502	PARRAMATT A NSW 2124	In principle support	<div>* A Heritage Implementation Plan and related recommendations are recommended.</div> <div>* The former history of the cottage might be addressed through interpretation.</div> <div>* Dissapointed that the Environmental Assessment has not considered the requirements for "further archaeological work such as preparation of an archaeologicl research design [or] future archaeological investigations" as previously requested.</div> <div>* Notes that the Environmental Assessment report does not fully address the archaeological requirements as recommended in the prior letter of April 2006.</div> <div>* Suggests two conditions be included within the conditions of consent should approval be granted.</div>
4	Lesley	Greenwood	A/Manager, Demographic Planning	NSW Department of Education and Training	GPO Box 33	SYDNEY NSW 2001	In principle support	<div>* It is expected that the new dwellings will generate approximately 60 primary school students and 45 high school students.</div> <div>* The local high school has capacity to cater for this.</div> <div>* The local primary school as well as neighbouring primary schools could not accommodate this increase with current resources.</div>
5	Mr Brian	Dooley	Director, Coasts, Estuaries & Floodplains	Department of Natural Resources	PO Box 867	WOLLONGO NG NSW 2520	Objection	<div>* Were not consulted in the preparation of the Hill report.</div> <div>* Were not consulted in the preparation of the Environmental Assessment report.</div> <div>* Floodplain risk management has not been adequately addressed and the proposal is likely to compromise the capacity of Council to implement identified risk management measures.</div> <div>* Reduced riparian widths and designing to confine extreme flows into a narrow channel will have undersirable impacts on creek stability.</div> <div>* Reduction in width of riparian corridors will compromise natural ecological functions. In particular, the narrow width of Woodlands Creek may restrict the proposed upgrading of the Princes Highway crossing at Woodlands Creek which is seeking to incorporate measures to facilitate natural creek functions identified in RCMS (DIPNR) and COI.</div> <div>* Does not aline with the Riparian Corridor Management Study or the objectives for flooding and riparian corridors of the new draft Illawarra Regional Strategy.</div> <div>* Does not address current statutory requirements set out in s. 117 Direction No.15 as it relates to rezoning</div>

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6	Mr Ross	Carter	Director Metropolitan, Environment Protection and Regulation	Department of Environment and Conservation	PO Box 668	PARRAMATT A NSW 2124	In principle support	<p>* Flora and fauna assessments are insufficient to enable adequate assessment of the current development proposal's impact</p> <p>* EECs have not been adequately surveyed and assessed to enable adequate delineation of the environmental protection boundaries.</p> <p>* Riparian corridors are considered insufficient in width and function to adequately maintain or re-instate the ecological functioning of the riparian zone and to protect the associated EECs.</p> <p>* Recommended that riparian corridors should be re-designed and widened to adequately maintain and re-instate the ecological functioning of the riparian zone as recommended in the COI report.</p> <p>* Recommended that ownership and management of 7(a) zoned riparian zone is clarified and agreed to before zone boundaries are finalised.</p> <p>* Proposed zoning boundaries should not be finalised at this stage due to unresolved issues regarding the Aboriginal cultural heritage significance of areas within the Cookson Pilbrico land and riparian corridor widths.</p> <p>* All 6(a) and 7(a) areas are to be protected under one single zoning that enables the area to be managed for the principle purpose of Aboriginal heritage and biodiversity conservation.This area would co-incide with the area identified as having high Aboriginal cultural significance and is also proposed for declaration as an Aboriginal place.</p> <p>* Stockland site - preferred option is to supports Huy's report recommendations for protection of adequate riparain corridor widths in accordance with COI recommendations. Elements of Hill report are also supported, but not all boundary delineations to protect cultural heritage values.</p> <p>* Cookson Pilbrico site - preferred option is to assume the cultural heritage values on the site and protect the area within an appropriate zoning and Plan of Management. Recommends that Turpentine Forest remains linked to Cookson Creek under one environment protection zoning 7(a) with APZs, pollution ponds, roads and othe development infrastructure outside the 7(a) zone. The 7(a) zone would include the north-east corner of identified Class 1 bird habitat. Protection of land to the east of the Turpentine Forest would be consistent with previous DEC recommendations and the COI report.</p> <p>* Preferred option is to include all areas already identified as having high conservation, Aboriginal heritage and riparian corridor values in a 7(a) zone of sufficient size as identified in the COI report to ensure adequate function.</p> <p>* Minimum 40m vegetated buffer to EECs. Buffers should be free of roads, APZs and other development infrastructure.</p> <p>* Location of pollution pond should be re-examined and placed outside riparian corridors values.</p> <p>* Floodplain Development Manual (2005) gazetted by the NSW Government has not been referred to in the assessment.</p>

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7	Ms Faye	Steward	Manager City Stra	Wollongong City Council	via email - fsteward@wollongong.nsw.gov.au		In principle su	<ul style="list-style-type: none"><li>* Proposal lacks justification for boundary variations as suggested in Hill report</li><li>* Proposed layout gives gated feel to development and could discourage pedestrian permeability</li><li>* Proposal does not address interface with Thomas Gibson Park</li><li>* Proposal does not address opportunity for pedestrian links between the northern area of the site and Thirroul Railway station</li><li>* Proposed development controls are vague and only cover only height, site coverage and setbacks. There are no design controls to ensure good urban design outcomes.</li><li>* Not clear what intentions are for Sturdee Ave Bridge. ie pedestrian/cycle or pedestrian/traffic.</li><li>* What are the implications for the proposal if Wrexham Road extension does not proceed or delayed</li><li>* Impact of additional traffic lights on traffic movements on Lawrence Hargrave Drive and Princes Highway Intersection should be analysed.</li><li>* Unclear what consultation has been undertaken with Railcorp regarding design standards for bridges crossing the rail line.</li><li>* Council is unable to agree with the draft planning agreement until such time as more details are submitted regarding the design, standard and condition of the infrastrcuture and land intended to be cedec to Council so that maintenance implications can be assessed.</li><li>* Concept plan does not adequately justify the reasons for reducing riparian zones.</li><li>* Hewitts Creek Floodplain Risk Management Study has identified proposed residential areas to be a Medium Risk precinct. What actions will be undertaken to compensate for the loss of these flood storage areas to avoid impacts on adjoining properties.</li><li>* Proposal should take into account proposed larger culverts under the railway line as Council is in the process of implementing these works.</li><li>* Hydraulic analysis should demonstrate that vegetation of the channels will not cause flood events upstream of the railway line.</li><li>* Impact of PMF should be taken into account on the proposed development to ensure it remains safe particularly from any overtopping of the railway line.</li><li>* Planning levels are to be adopted by using the 1% AEP flood level plus 500mm.</li><li>* Removing a portion of the Turpentine Forest to accomodate APZs is not supported.</li><li>* More provision of open space is needed for new population.</li></ul>
8	Mr Jim	Tsirimiagos	Manager Land Use & Planning	Railcorp	GPO Box 47	Sydney NSW 2000	In principle support	<ul style="list-style-type: none"><li>* Request that services search is undertaken from Railcorp to establish existence and location of any Railcorp services and structures.</li><li>* Concerned with location of proposed Aged Care Facility (ARV) with regards to rail-related noise and vibration impacts.</li><li>* Electrolysis risk should be taken into consideration when designing buildings.</li><li>* Access for maintenance of Railcorp facilities should be maintained.</li><li>* Design and location of lighting should be considered to reduce distraction of train drivers.</li><li>* Drainage must be adequately managed and must not enter the rail corridor.</li><li>* Concerned with the structural capacity of the rail bridges to accomodate high volume heavy vehicle traffic.</li><li>* Proposal is likely to be subject to the quadruplication of the South Coast Line.</li><li>* Concerned that proposal lacks safe and convenient pedestrian access to Thirroul station.</li></ul>
9	Julian	Neylan	A/General Manager, Housing Services	Department of Housing	223-239 Liverpool Rd	Ashfield NSW 2131	In principle support	<ul style="list-style-type: none"><li>* The environmental assessment does not deal with the issue of affordable housing.</li><li>* No information is provided concerning the proportions of mixed lot sizes or likely sizes of proposed medium density and apartment dwellings and the level of adaptability.</li><li>* Devices which prevent the Department or any other agency from providing housing assistance in the future in Sandon Point should not be allowed.</li><li>* New development needs to integrate with with existing communities inlcuding access to employment opportunities and community facilities where appropriate.</li></ul>
10	Ms Trish	McClure	Manager Road Safety & Traffic Management	RTA				<ul style="list-style-type: none"><li>* Insufficient information to make an assessment.</li><li>* Various RTA requirements as noted in a letter dated 20 April 2006 have not been assessed.</li><li>* Concerned with increased traffic at the Princess Hwy junctions with Beattie Ave and Sturdee Ave due to limit sight distance and high traffic volume. This need to be addressed and alternatives considered.</li><li>* The application needs to be considered by the Regional Development Committee.</li></ul>

Late submission

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