

From: Ms Karen Gough
38 Lachlan Street
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To: Department of Planning NSW

Date: 19 December 2013

Re: **Concept Plan Approval (MP06_0094) – Modification 4; and Project Approval (MP07_0032) – Modification No. 4 Sandon Point (aka McCauley's Beach) Lot 607 DP 1156738, part of Stage 6.**

I object to Stockland's further Modification of the Concept Plan and Project Approvals.

There needs to be a comprehensive review of the Sandon Point "McCauleys Beach Estate" precinct to take into account the current situation on ground. Several problems at the site have come about from deficiencies in the Concept Plan and Project Approval. The resultant Stockland development project has had impacts that have been accumulative as the development has progressed across the site since 2010.

In 2012, Stockland lodged a Development Application to Wollongong City Council to re-subdivide or **subdivide Lot 607 into 16 individual blocks** - some large enough for apartment blocks. The DA was withdrawn and subsequently Stockland applied for this Modification to the Concept Plan (2006) and Project Approval (2009) to do a similar project.

I note that the Concept Approval expires in December 2013. I believe Stockland has a moral responsibility to address and resolve the existing problems created by their Part 3A development project, prior to ANY further development being considered on the site, either by Wollongong City Council or the NSW Planning Department. These issues include:

1) Social Impacts- Lack of affordable housing. No parks or playgrounds provided for estate residents. No new facilities or social infrastructure such as schools, hospitals, shops adding to load on existing facilities and services in Thirroul/Bulli.

2) Site Access- Lack of vehicle access to the site, with Wrexham Road, Thirroul, being the only operational access point. Currently there is no entry from Sturdee Avenue and no north-south road link to Point Street, Bulli. Further development of apartments or houses will exacerbate traffic problems at Wrexham Road/Lawrence Hargrave Drive intersection. Emergency access problem if the one entry point is blocked off or inaccessible due to traffic jam, accident or flooding in Lawrence Hargrave Drive or Bulli Pass.

3) Lack of safe pedestrian/bicycle access from the estate to McCauleys Beach. The pathway beside Wilkies Walk Road ends at the raised building platform in south-east corner and does not re-connect with the public access way for pedestrian/cycle. The slope is very steep so to solve this will require Stockland and or Council to build an off-ramp near Lot 517 which was not part of the Concept Plan or Project Approval.

4) Environmental destruction by Stockland of Woodlands and Hewitts Creek watercourses and on the Turpentine Forest area between 2009- 2012 leading to a loss of significant native vegetation across the site.

5) Lack of provision by Stockland of a Keeping Place for Aboriginal cultural heritage objects and artefacts from the Sandon Point site, as ordered in 2002 by the Land and Environment Court as a Condition of Consent for permission to destroy Aboriginal sites during first phases of development at "The Point".

It is not appropriate for the Minister of Planning to determine this application for a Modification to a Concept Plan that is due to expire today. Any further development at the Sandon Point/McCauleys Beach site should be considered afresh, with a complete review of all existing environmental factors and restraints. It should not be allowed through as a "tag on" to the recently (or nearly) completed residential estate, allowing for Stockland to exit stage left with as big a pay as they can legally get away with and leaving all the unresolved problems for the taxpayer community and Council to sort out.

Community objections to the flats will continue, including by new residents of the McCauleys Beach estate who don't want flats to block their views and reduce the overall attractiveness of the area, or could reduce the value of their brand new homes. The more homes that are built the worse the situation gets for existing residents around the coastal floodplain at Bulli.

The whole of Lot 607 should be bio-remediated and re-vegetated to compensate for Stockland's failure to comply with their Voluntary Conservation Commitments. The destruction of native habitat, Flora and Fauna species and Endangered Ecological Communities by Stockland could be partly remedied by dedicating Lot 607 as an area of Community Parkland, incorporating active play space for children and other public benefits such as a dirt bike track, skate ramp and viewing platform for games in Thomas Gibson Park shaded by trees and with an Aboriginal food and fibre trail and cultural walkway to the beach and a Keeping Place connected through the site to the Sandon Point Aboriginal Place and Turpentine Forest cultural heritage protection zones. No more houses or flats.

Yours faithfully,

Karen Gough

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