



Adrian Donohoe
13 Clements Parade
Kirrawee 2232
5 May 2017

NSW Department of Planning – To Whom It May Concern

Application No MP 10 0076 MOD 5 Kirrawee Brick Pit 566-594 Princes Highway Kirrawee

I object to the above proposed modification. I would have lodged online however the Department of Planning & Environment have made it as difficult as possible to do so. After visiting the Department's webpage to make a submission as advised the Online Lodgement page has no directions for lodging any objections. Even your help page has no suggestions. Then again I am hardly surprised that the Department is making it difficult for people to object to this modification. The modification request forwarded to my address from the Department made no mention as to the reason the number of apartments were to be increased from 749 to 808 I had to read my local newspaper The Leader to find that out.

The application said the modification "retains the fundamental elements of the approved concept plan, however seeks consent to split 59 three bedroom apartments into 119 one bedroom apartments".

After reading this I can only conclude that the developer has been unable to sell the three bedroom apartments off the plan thus far. Given that this development is not due for completion for at least 18-24 months I am bemused as to why the Department is even entertaining yet another modification request (the initial proposal was for approximately 400 apartments) after construction has already commenced. I cannot recall the Department affording similar assistance to developers who were having difficulty selling apartments off the plan, although I acknowledge nothing this big has been built in this area before.

Surely the mysteriously named Sutherland and Associates Planning Pty Ltd's marketing department should be able to sell the merits of their three bedroom apartments in the next 18-24 months. Do they really need the help of the Department to bulldoze yet another modification through just because the apartments haven't sold off the plan yet? I do not consider the developer wants to increase the number of apartments from 749 to 808 out of his concern for sole person households but for other reasons namely greed.

I note the developer has stated that there will be no increase in parking spaces. As previously advised (to the Department on 11/2/2011) I live in Clements Parade which is at the bottom of Flora Street (at the most eastern extremity of the proposed development). My concerns centre on traffic and public safety. Should this modification be approved there will be a minimum of a further 59 vehicles (presumably parking in surrounding streets which are already clogged and gridlocked) and as advised previously all traffic that wishes to travel east along the Kingsway or east along President Avenue (the 2 major arterial roads in this area) will travel down Clements Parade. At the bottom of

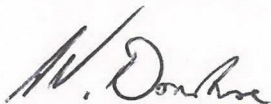
Clements Parade Hotham Road leads traffic onto the Kingsway and traffic wishing to travel east on President Ave travel down Clements Parade and turn right at the Avery Street railway bridge which leads onto Hotham road and then onto President Avenue.

I've claimed previously that Clements Parade will bear the brunt of this traffic as there is no right turn onto the Princes Highway from Bath Road (left turn only towards Wollongong) and people will avoid exiting the development on Oak Road (to access either President Avenue or the Princes Highway) to avoid the congested shopping centre. The proposed traffic changes mentioned so far focus on access to the development from the Princes Highway and Oak road. There is no proposal to enable traffic to turn right from Bath Road onto the highway. Clements Parade is a narrow road that has a public school with over 300 students and several medium density housing developments. Because of these developments only one car can pass at a time during school days and Sundays is no better because Clements Parade has to accommodate people seeking parking who attend both the Greek church on the corner of the Kingsway and Hotham Road and the Coptic Church in Bath Road .

The street is also used as a rat run for traffic wishing to go from the Kingsway to President Avenue or vica versa. Motorists do this to avoid driving through either Gymea or Kirrawee shopping centres. Anecdotal evidence suggests that additional traffic leaving the development will do the same and try to avoid driving through Kirrawee shopping centre which means Clements Parade will cop the lion's share of easterly bound traffic (anyone travelling to Miranda Fair or the beach).

The roads around the area simply cannot cope at present so the completion of the development in it's present form will be a nightmare. An additional 59 units (and cars) can only further degrade the area particularly for those who live in Clements Parade. For the sake of worsening already severely congested roads in this area and public safety I implore you to not exacerbate this situation by granting yet another modification to this development.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'A. Donohoe', written in a cursive style.

Adrian Donohoe