

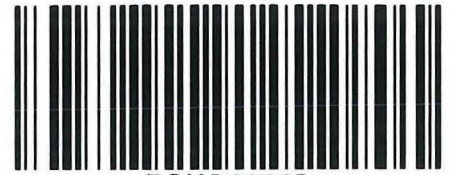
# Nords Wharf Residential Development (Southern Estates)

## MP10\_0088 MOD 1 Modification to Nords Wharf Residential Development (Southern Estate) Concept Plan

NAME James Cowling

ADDRESS 7 Branter Rd,

SUBURB Nords Wharf STATE NSW POSTCODE 2281



PCU071579

### SUBMISSION:

- 1/ I fully object to this proposal, its a money grab with no regard to residents safety.
- 2/ Before any work starts I propose that Awabakal Drive intersection should be completed with signals right in and right out.
- 3/ I object to the removal of Nords Wharf portion of \$5m allotment by Coal & Allied.
- 4/ Branter Rd boat ramp needs parking space and not the grass reserve in front of homes, which is constantly full of cars/trailers and cannot be used by the community.
- 5/ Transferring more traffic onto Government Road is unacceptable and dangerous.
- 6/ Nords Wharf residents will loose public space, infrastructure traffic inconvenience and most of all safety.
- 7/ By blocking off Awabakal Drive, emergency services would have a slower response time. *(J. Cowling)*

I object to this proposal.

I declare that I ~~have~~ / have not (cross out which is not applicable) made reportable political donations in the last 2 years.

Department of Planning  
Received  
11 JUL 2017  
Scanning Room



# Nords Wharf Residential Development (Southern Estates)

## MP10\_0088 MOD 1 Modification to Nords Wharf Residential Development (Southern Estate) Concept Plan

NAME Lesley Granger  
ADDRESS 13 Government Road  
SUBURB NORDSWHARF STATE NSW POSTCODE 2281

### SUBMISSION:

As a resident of the Nords Wharf Community I strongly object to the proposed changes to the original conditions of the Scout Camp Development & the potential impact as stated over leaf.

Lesley Granger

I object to this proposal.

I declare that I ~~have~~ / have not (cross out which is not applicable) made reportable political donations in the last 2 years.



## **REQUEST TO ALL NORDS WHARF RESIDENTS RE SCOUT CAMP DEVELOPMENT**

**from the Nords Wharf Progress Association**

**PLEASE** LODGE ANY OBJECTIONS TO PROPOSED CHANGES TO THE ORIGINAL CONDITIONS OF THE SCOUT CAMP DEVELOPMENT ASAP. Ways to object: 1) Use attached form and drop into a box at the shop. 2) On-line at [www.majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=8352](http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8352) Phone Emma Butcher on 8289 6607 from the NSW Planning Dept if you have questions.

The development company are proposing changes to the previously approved plans that will **IMPACT greatly** on the lives of everyone in Nords Wharf.

### **The main changes are:**

- **101 lots for houses instead of the original agreed 84.**
- **Changes to Awabakal Dr intersection** – only left hand turn in from the highway and only left hand turn out – ie: NO RIGHT TURN TO TURN towards Doyalson/Sydney. **The agreed** intersection was to have 'seagull' lights the same as at Rutleys Rd, allowing traffic to go in both directions, north and south, safely.
- **No additional parking** for Branter Road launching ramp.
- **No guarantee** the public waterfront land will remain public.
- **'Signalised'** intersection at Nords Wharf Rd and the Highway – this is not fully explained in their submission. Will there actually be traffic lights? Will the changes be compatible with the RMS proposals for Cams Wharf Rd/Flowers Drive/Pac Hwy intersection? Will there be specific 'bus' lights as the routes will have to change if they can't turn right from Awabakal Dr?? All this will make the time at the lights LONG !
- **Developer withdrawing previous commitments** to the Nords Wharf community – no upgrade to Branter Rd boat ramp, no extra parking for the boat ramp, no upgrade to Gathercole park, no contribution to the pre-school or playgroup - these agreements were in the original agreement.

### **Potential impact:**

- 101 new houses means much more traffic especially in the peak times.
  - Construction traffic including heavy vehicles will be directed through our village.
  - Increased traffic down Government Road/Marine Pde/Nords Wharf Rd in order to access the Highway if going South, or if travelling from Swansea to Awabakal Dr, no entry!
  - Safety of all pedestrians and children on bikes will be compromised due to lack of footpaths.
  - The pre-school access will become dangerous as visibility is poor due to the steep hill when travelling north, and there is no parking other than on the street.
  - Increased traffic outside the school will compromise the safety of our children during drop off /pick up times and when using the park opposite. The school population is already predicted to double in size to 250 students within 5 years from the new developments at Murrays Beach and Catherine Hill Bay.
  - More traffic incl. trucks using Government Rd will impact on the BLIND corner of Government Rd and Nords Wharf Rd – the Stop sign doesn't improve this corner and with 100 + **more** vehicles going this way is inviting accidents.
  - It will be even more dangerous for residents with steep driveways and low visibility in Government Rd and Nords Wharf Rd when exiting their properties.
  - Not enough parking for the increase in residents and visitors accessing the public waterfront land in front of the development.
- More pressure on our community – parking, road quality, school, pre-school etc – with no additional monetary contribution

**DEADLINE : JUNE 15    THANK YOU - HELP KEEP NORDS WHARF A SAFE COMMUNITY!!!**



# Nords Wharf Residential Development (Southern Estates)

## MP10\_0088 MOD 1 Modification to Nords Wharf Residential Development (Southern Estate) Concept Plan

NAME Richard Granger

ADDRESS 13 GOVERNMENT ROAD

SUBURB NORDS WHARF STATE NSW POSTCODE 2281

SUBMISSION: AS A CONCERNED RESIDENT OF GOVERNMENT ROAD NORDS WHARF,

I STRONGLY OBJECT TO THE PROPOSED CHANGES TO THE ORIGINAL CONDITIONS OF THE SCOUT CAMP DEVELOPEMENT.

ANY INCREASE IN LOT NUMBERS, TOGETHER WITH WITHDRAWING COMMITMENTS TO UPGRADING THE BRANTER ROAD BOAT RAMP AND PARKING, UPGRADING GATHERCOLE PARK, AND WITHDRAWING CONTRIBUTION TO THE PRE-SCHOOL OR PLAYGROUP SMACKS OF ANOTHER GREEDY OPPORTUNIST ORGANISATION WITH A TOTAL DISREGARD FOR ANY CONCERNS OF THE LOCAL COMMUNITY.

WE UNDERSTAND THE PARCEL OF LAND CONCERNED WAS PURCHASED FOR A RELATIVELY PALTRY SUM, WHICH AMOUNTS TO A HUGE PROFIT FOR THE DEVELOPER AND NO BENEFIT FOR THE COMMUNITY.

MORE HOUSES TRANSLATES INTO MORE NOISE, POLLUTION, HEAVY TRAFFIC DURING AND AFTER CONSTRUCTION, MORE PRESSURE ON SCHOOLS ETC.

THE PROPOSED CHANGES TO TRAFFIC BEGIES BELIEF, RESIDENTS AT SOUTHERN END OF NORDS WHARF WOULD HAVE TO TRAVEL VIA GOVERNMENT ROAD, NORDS WHARF RD INTERSECTION (BLIND SPOT) THEN PACIFIC HIGHWAY, TO TRAVEL SOUTH WOULD MEAN AN EXTRA 2.5 KMS PRIOR TO SETTING OFF.

ANY INCREASED TRAFFIC FLOW ON GOVERNMENT ROAD RAISES SAFETY CONCERN WITH NO PATHWAYS, PRE SCHOOL LOCATION AND RESIDENTS EXITING STEEP DRIVEWAYS. IN OTHER WORDS LEAVE THE SITUATION AS IT STANDS, OR IF AUTHORITIES ARE REALLY CONCERNED ABOUT SAFETY, INSTALL TRAFFIC LIGHTS AT CAMS WHARF RD / FLOWERS DRIVE / PACIFIC HWY INTERSECTION!

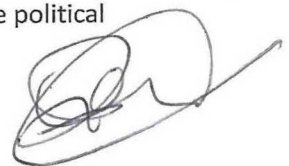
A KNOWN DANGEROUS INTERSECTION

IN SUMMARISING: THE DEVELOPER SHOULD RE-INSTATE PREVIOUS COMMITMENTS AND DEMONSTRATE SOME CONSIDERATION OF THE CURRENT RESIDENTS OF OUR VILLAGE.

I object to this proposal.

(STRONGLY)

I declare that I have / have not (cross out which is not applicable) made reportable political donations in the last 2 years.



## **REQUEST TO ALL NORDS WHARF RESIDENTS RE SCOUT CAMP DEVELOPMENT**

**from the Nords Wharf Progress Association**

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The development company are proposing changes to the previously approved plans that will **IMPACT** greatly on the lives of everyone in Nords Wharf.

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# Nords Wharf Residential Development (Southern Estates)

## MP10\_0088 MOD 1 Modification to Nords Wharf Residential Development (Southern Estate) Concept Plan

NAME Shirley Cowling

ADDRESS 7 Branter Road

SUBURB Nords Wharf STATE NSW POSTCODE 2281

### SUBMISSION:

- 1/ Awabakal Drive left in, left out - we need traffic lights to alleviate extra traffic that this proposal will create.
- 2/ Branter Rd boat ramp needs parking. The reserve in front of homes needs to be just that as a reserve and not for cars/trailers to park.
- 3/ Extra traffic travelling through Nords Wharf passing a Pre-~~school~~<sup>school</sup> and primary school.
- 4/ Turning from Government Rd into Nords Wharf Rd is a blind corner and dangerous.
- 5/ Lack of footpaths in Nords Wharf with residents currently walking on the road, with an increase of traffic this will be dangerous.

I submit my views and hope that my thoughts are considered.

I object to this proposal.

I declare that I ~~have~~ / have not (cross out which is not applicable) made reportable political donations in the last 2 years.

Kind Regards  
S.J. Cowling

## **REQUEST TO ALL NORDS WHARF RESIDENTS RE SCOUT CAMP DEVELOPMENT**

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# Nords Wharf Residential Development (Southern Estates)

## MP10\_0088 MOD 1 Modification to Nords Wharf Residential Development (Southern Estate) Concept Plan

NAME LESLEY POULSEN

ADDRESS 24 PRESCOTT CIRCUIT

SUBURB QUAKERS HILL STATE NSW POSTCODE 2763

### SUBMISSION:

As a frequent visitor to Nords Wharf, I have many objections to the recent changes made to the proposal re the Nords Wharf scout camp development. My parents have lived in Government Rd (Awabakal Dr end) for many years - my own children were very safe having holidays in this area with the minimalistic traffic, riding bikes, walking to the water etc. My children wanted the same for their children, but this will definitely not be so! As a teacher myself, I cannot imagine how the actual residents must feel who need to access the pre-school/school. I would be beside myself in fear of children's safety!

As for the poor parents who are not able to easily access their home on Government Rd! It's a joke not being able to turn right from Swansea after medical visits, shopping, visiting etc! And then not being able to turn R towards Sydney? This is an absolute farce of a proposal!

I object to this proposal.

I declare that I ~~have~~ / have not (cross out which is not applicable) made reportable political donations in the last 2 years.

*L Poulsen*



# Nords Wharf Residential Development (Southern Estates)

## MP10\_0088 MOD 1 Modification to Nords Wharf Residential Development (Southern Estate) Concept Plan

NAME Corey Poulsen

ADDRESS 14 Milburn St, Quakers Hill

SUBURB Q.Hill STATE NSW POSTCODE 2763

### SUBMISSION:

I object to this proposal as when visiting Grand-parents we always use Awahabal Drive to return to Sydney towing a boat & would make more sense putting lights on Awahabal Dr.

If we had to constantly use Nords Wharf Rd, then driving along Government Rd would become too dangerous for locals & visitors due to the large increase of traffic by construction vehicles & new residents.

I object to this proposal.

I declare that ~~I have~~ / have not (cross out which is not applicable) made reportable political donations in the last 2 years.



# Nords Wharf Residential Development (Southern Estates)

## MP10\_0088 MOD 1 Modification to Nords Wharf Residential Development (Southern Estate) Concept Plan

NAME Cathy Poulsen

ADDRESS 14 Milburn Street

SUBURB Seakers Hill STATE NSW POSTCODE 2763

### SUBMISSION:

I object to the proposal for the following Reasons.

\* No left turn at Awabakal Drive will increase traffic on Government Road which is not wide enough to handle the increase of traffic flow.

\* the increased traffic for 101 new houses will have a negative impact on the local community and the developer has made no agreements to help upgrade existing facilities such as the boat ramp, parks and playgroup.

I object to this proposal.

I declare that I ~~have~~ / have not (cross out which is not applicable) made reportable political donations in the last 2 years.



**Nords Wharf Residential Development (Southern Estates)**

**MP10\_0088 MOD 1 Modification to Nords Wharf  
Residential Development (Southern Estate) Concept  
Plan**

NAME VICTORIA M. MCKENZIE

ADDRESS 7 SHELLSEA AVE.

SUBURB NORDS WHARF STATE NSW POSTCODE 2281

SUBMISSION: OVER LEAF

I object to this proposal.

I declare that I ~~have~~ / have not (cross out which is not applicable) made reportable political  
donations in the last 2 years.



Nords Wharf Residential Development (Southern Estates).

MP10\_08 Modification to Nords Wharf Residential Development (Southern Estate) Concept Plan

Name: Victoria McKenzie

Address: 7 Shellsea Avenue

Suburb: Nords Wharf

State: NSW Postcode:2281

Submission:

My Objections to the modifications to the "agreed" plans for this proposed development are as follows:

1. 84 proposed houses have expanded to 101 houses with the retraction of dedicated conservational land and all commitment to improvements and upgrading of facilities bordering on such a development.
2. If Awabakal Road were to be restricted by a "No Right Turn" to the Pacific Highway, all traffic wishing to go south would be redirected through the village on narrow roads, mostly without kerb and gutter, all arriving at one blind corner on a steep hill. It is unclear whether 'signalised' indicates a commitment to the installation of traffic lights at the top of Nords Wharf Road, but the installation of lights at just one exit from Nords Wharf would undoubtedly encourage the bulk of traffic to continue north through to the Cams Wharf turnoff to exit Nords Wharf. Need I mention that the main thoroughfare through Nords wharf is a single lane in each direction? Currently, the parking habits on the narrow road of Marine Parade make it difficult for even small cars to proceed either way with safety.
3. The lack of kerbs and gutters, the steepness of many driveways and the absence of adequate footpaths on most of the roads in Nords Wharf means that these small roads are shared equally by elderly pedestrians/motor vehicles/ children on bicycles. Heavier traffic of all kinds will create dangerous situations, especially since a kindergarten is located on one of the two main roads in the village and the primary school on the other. Presumably school buses will be expected to make a complete circuit of Nords wharf then lengthen their journey by a further 2 Km to travel south.
4. If Awabakal Road is to be closed to vehicles travelling south it is a fair assumption that these small roads will also be expected to support the trucks and earthmoving equipment associated with the development activities. This will place further stress on the roads and create added danger.
5. No mention has been made of the new development's connection to the sewers. If these houses are to be connected to the present Nords Wharf sewer we can anticipate that the situation at very high water in the lake, where raw sewage bubbles into the lake waters from low-lying properties, will worsen.
6. It is unacceptable that the developer who seeks to add stress to already limited infrastructure should not make a greater contribution and make the necessary upgrades required to support such a great increase in the population and traffic. The development application as it stands does not make adequate provisions for the increased population, and poses great risk to the standard of living and safety of the existing community.



Nords Wharf Residential Development (Southern estate)

MP10\_0088 MOD 1 Modification to Nords Wharf Residential Development (Southern Estate)  
Concept Plan.

Pamela Percic  
6A Central Ave, Nords Wharf NSW 2281  
Submission:

I am against a number of the proposed changes to the existing approval for the above development.

In relation to the proposed changes to the current approval for the development of southern Nords Wharf, a number of issues are apparent.

1. If **Awabakal Dr is changed to a 'left in left out'** intersection there are immediate implications, being: 100% of the traffic in Nords wharf that needs to turn right, that is south, will have to travel through the village

The condition of the roads in Nords Wharf would not cope with 100% of the traffic now, let alone with 200 plus more cars in the village – all roads are currently falling apart with loose aggregate, holes and disintegration.

More than half that traffic would move through the village past the school and only playground and have to go around a right hand blind corner – not ideal as people walk on the road in this area as there are no footpaths

The rest of the traffic would go through Government Rd where there is an existing hazardous corner on a steep hill - a cross intersection with extremely poor vision to the right when turning to go to the highway . This traffic would also go past the only kindergarten which is situated on a steep slope on the side of a hill with poor vision and parking – if cars park on both sides of the road there is not room for 2 travelling cars to pass.

These traffic movements are multiplied by 2 as no-one could turn into Awabakal Dr when driving south on the highway from Swansea or Catherine Hill Bay, a major inconvenience for the 50% of the population who live at the southern half of the village, and this percentage would increase when another 80-100 houses are built in the south.

Residents and children use the roads when walking around Nords wharf as there are limited pathways and none around the majority of the village.

The statistics provided by the RMS showed that 40% of the population use Awabakal Dr to turn to the south, or right from Awabakal Dr. There has been one only reportable accident on the Awabakal Dr / Pacific Highway intersection in the past 6 years. It would appear that this intersection is a safe intersection.

To change this intersection to a 'left in let out' intersection would create incredible risk and safety issues, noise and added car pollution for the community and inconvenience a minimum of 40% of the population daily.

2. To put **lights at the Nords Wharf Rd and Pacific Highway intersection** is not justified in any way – there have been NO reportable accidents at this intersection in the last 6 years and NO justification for lights. If both of the suggested proposals were implemented the inconvenience, time and travel wastage and general frustration would be enormous – and absolutely of NO benefit to the community of Nords Wharf. As frustration at lights increased people would be looking for any exit without lights and at this time means they would end up at Cams Wharf Rd and the Pacific Highway which again is a very dangerous intersection that at this time is not being rectified.
3. The **removal of any monetary contribution to the community** for leisure, children or social benefit – obviously there are a number of services that would need to be instigated or improved with another 200-300 residents in the village.

Bus services would have to come through the village to Morisset railway station as the only bus going to any railway currently takes over 2 hours.

Footpaths would have to be constructed on ALL roads to ensure pedestrian safety.

The boat ramp at south Nords Wharf would have to be upgraded and some parking provided – currently there is none but if 200-300 people move into the area on the lake they would expect to be able to launch a boat safely and be able to park their car and trailer.

A children's park would need to be constructed in Gathercole Park for the children of Nords Wharf.

A safe swimming enclosure (shark proof) would have to be constructed either at Nords Wharf or Cams Wharf – accessible for the residents of Nords Wharf

There are numerous other changes from the initial approved development, namely the 100 lots instead of 84 or 90, changes to the fire hazard reduction precautions etc but the primary ones I believe are those I've outlined.

I am very grateful for the opportunity to put forward the issues I can foresee if the proposals go ahead.

My understanding is that there was little thought and no research into the proposal to change the lights from 'seagull' lights at Awabakal Dr to Nords Wharf Rd and I VERY STRONGLY object to this change. Nords wharf would be better off with NO lights anywhere if necessary, definitely no lights at Nords Wharf Rd and if lights are necessary then the only place for them is at Awabakal Dr allowing both north and south of the village to be accessed from the Awabakal Dr and Pacific Highway intersection.

*I declare I have not made any reportable political donations in the last 2 years*

*Signed: Ben Percic*