

Nords Wharf Residential Development (Southern Estates)

MP10_0088 MOD 1 Modification to Nords Wharf Residential Development (Southern Estate) Concept Plan

NAME

Paul Hill

ADDRESS

70 Government Rd

SUBURB

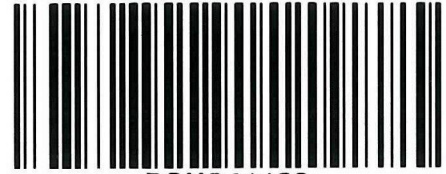
Nords Wharf

STATE

NSW

POSTCODE

2281



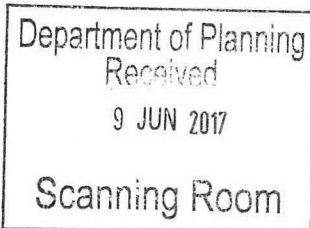
PCU071128

SUBMISSION:

More house more problems for the environment for the Lake.

Nords Wharf Residence need to turn right at the end of Awabakal Dr to go toward Doyalson. With the High Volume of Traffic; for safety will need Traffic lights.

Thank you



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 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