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## Former Cookson Plibrico site, Bulli: community engagement report for Anglicare

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**Prepared by:** RPS MANIDIS ROBERTS  
(STRAIGHT TALK)  
Level 13, 255 Pitt Street  
Sydney NSW 2000

**T:** 0448 333 990  
**E:** nicola@straight-talk.com.au

**Author:** Joe Stella  
**Reviewed:** Nicola Wass  
**Approved:** Nicola Wass  
**No.:** 18165  
**Version:** Final  
**Date:** 8 August 2018

**Prepared for:** ANGLICAN COMMUNITY SERVICES  
(ANGLICARE)  
Level 2, 62 Norwest Boulevard  
Baulkham Hills NSW 2153

**T:** 0428 141 219  
**E:** luke.borg@anglicare.org.au  
**W:** www.anglicare.org.au

## Document Status

Version	Purpose of Document	Prepared by	Reviewed by	Review Date
1.0	For internal review	Joe Stella	Nicola Wass	16 July 2018
2.00	For client review			
3.00	Final report	Phoebe Schumacher	Nicola Wass	8 August 2018

## Approval for issue

Name	Signature	Date
Nicola Wass		8 August 2018

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# 1 Executive summary

The future of the McCauleys Beach–Sandon Point area has been the subject of vigorous public debate over the past 20 years. Anglicare (then known as Anglican Retirement Villages or ARV) acquired an industrial site in the area from Cookson Plibrico in 2007, having received concept plan approval to construct a retirement village and aged care home there.

A key element of the concept plan for the Cookson Plibrico site and the adjacent McCauleys Beach subdivision was the completion of the North–South Link. This link includes a series of roads and bridges between Wrexham Road, Thirroul, in the north and Point Road, Bulli, in the south. As of 2018, only the short section of the link between Wilkies Street and Tramway Creek – i.e., the part that traverses Anglicare’s land – had yet to be completed.

Given changes in demand for retirement living in the region over the previous decade, Anglicare is seeking to modify the approved concept plan before proceeding to detailed design. Anglicare has engaged Straight Talk, a member of RPS Group Plc, to facilitate consultation on its proposed modification with the local community.

**Table 1 Summary of major issues raised by the local community**

Ref.	Issue	Discipline/s	Page
3-1	Complete North–South Link as part of, or before, development	Traffic	11
3-2	Do not build North–South Link	Traffic	11
3-3	Traffic calming will be needed in Geraghty Street to deter rat-runners	Traffic	11
3-4	Streets in McCauleys Beach subdivision are too narrow for extra traffic	Traffic	11
3-5	A completed North–South Link will necessitate upgrades to other local roads	Traffic	12
4-1	Wilkies Street cannot accommodate extra traffic	Traffic	12
4-2	There is or will be insufficient on-street parking in Wilkies Street	Traffic	13
4-3	Development will negatively affect visual amenity in Wilkies Street	Architecture	13
5-1	Maximise the footprint of the turpentine forest	Ecology	13
5-2	Protect wildlife within the forest and adjacent creeks	Ecology	14
5-3	Forest should be publicly-owned and publicly-accessible	Town planning	14
6-1	Private-sector developers should not be involved with the site	Proponent	14
7-1	Dissatisfaction with frequency and detail in project communications	Proponent	14
8-1	Increase use of Sturdee Avenue bridge – e.g., for construction vehicle access	Traffic	15
8-2	Do not re-open Sturdee Avenue to vehicles	Traffic	15

Straight Talk spoke with representatives of Wollongong Neighbourhood Forum 3, the Thirroul Village Committee, the Northern Illawarra Residents Action Group and more than 100 members of the community over the course of two weeks in July 2018. From these interactions, we can conclude there is:

- significant support for progress on Anglicare's development *in some form*
- significant support for the protection of the turpentine forest as a publicly-accessible reserve
- a range of views within the community over whether and how the North–South Link, a key element of the original concept plan, should proceed
- significant concern about the impact on traffic volumes, parking and road safety of both Anglicare's development and the completed North–South Link.

Residents of the homes closest to Anglicare's site, along and adjacent to Wilkies Street, had particular concerns around traffic and visual amenity.

The issues raised by two or more individuals are summarised above in Table 1. The reference numbers provided in the left-hand column allow for tracking of issues in other reports. Issues and suggestions raised by single individuals are summarised in Section 5.9.

## 2 Introduction

### 2.1 Context

In 2005, the then Anglican Retirement Villages (ARV) participated in the development of a concept plan for an area of largely industrial land at Bulli known as McCauleys Beach / Sandon Point. This plan, approved by the NSW Government in 2006 under Part 3A of the *Environmental Planning & Assessment Act 1979* (EP&A Act), included provision for a retirement village and residential aged care home.

The 8.1-hectare site earmarked for the retirement village and care home is bounded by Wilkies Street (formerly an informal pedestrian path called Wilkies Walk) in the north, the Illawarra Railway Line in the west and Tramway Creek in the south. The site contains the ruins of a Dairy Farmers distribution facility in the north-west corner and a former refractory brickworks along the southern boundary. The remainder of the site is occupied by turpentine forest, creek beds and other vegetation. The site is variously referred to as the former Cookson Plibrico site and the ARV lands.

ARV acquired the Cookson Plibrico site in 2007, although the latter continued to operate its plant until 2013. In the intervening years, Stockland developed residential subdivisions to the north and south of the site, effectively precluding further industrial use of the land.

ARV, now known as Anglicare, is seeking a modified approval under the transitional arrangements put in place following the repeal of Part 3A. This modification is driven by an analysis of demand for retirement village apartments in the Northern Illawarra. In order to progress its modification approval, Anglicare wrote to the NSW Department of Planning & Environment in December 2017 seeking Secretary's Environmental Assessment Requirements (SEARs) under the former Section 75W of the EP&A Act.

Following consultation with Wollongong City Council and other agencies, the Secretary issued SEARs on 27 February 2018. The SEARs include the following:

You are encouraged to consult with the local community in the preparation of your modification request. This includes ... Wollongong Council Neighbourhood Forum 3.

The modification request must describe the consultation process and issues raised and identify where the design of the development has been amended in response to those issues. Where amendments have not been made to address an issue, a clear justification should be provided.

Anglicare has engaged Straight Talk, a member of RPS Group Plc, to facilitate this consultation.

### 2.2 Purpose of this report

This report describes the consultation process (Section 3) and details the issues raised by members of the public (Section 5). It should be stressed that in general we have not attempted to objectively quantify the level of support within the community for each proposition raised during consultation. This is because some individuals will have made their views known via multiple channels, or have been content to allow others to speak on their behalf. In any case, it is incumbent upon Anglicare to consider the full range of views expressed by the community.

During consultation, we spoke with leaders and members of Wollongong Neighbourhood Forum 3 (NF3), the Thirroul Village Committee (TVC) and the Northern Illawarra Residents Action Group (NIRAG). However, as no formal submission was made by any of these groups, we do not suggest that any of the views below represent the collective position of NF3, TVC or NIRAG.

Required consultation with Registered Aboriginal Parties was conducted by a specialist provider, Mary Dallas Consulting Archaeologists, and is not addressed here.

## 3 Communications activities

### 3.1 Target audience

The former Cookson Plibrico site is located in Bulli, in Wollongong's northern suburbs. Redevelopment of this site will have the greatest impact on residents of the Stockland-developed subdivisions immediately to the north and south of the site:

- 'McCauleys Beach', on the north side, is the larger of the two, and was developed from 2010 onwards.
- 'The Point', on the south side, was developed in stages from 2002. It is separated from the site by a strip of Council-owned land that contains Tramway Creek.

Redevelopment may also have an impact on residents in longer-established areas who will share vehicular and pedestrian access to the Princes Highway and Lawrence Hargrave Drive:

- the part of Bulli south of 'The Point' bounded by the Princes Highway and Slacky Creek
- the part of Bulli between the highway and railway, bounded by Woodlands and Tramway creeks
- Wrexham Road in Thirroul.

### 3.2 Communications materials

In consultation with Anglicare and its consultants, we developed a suite of materials to support engagement with the community, including:

- a press advertisement
- a community update flyer and letter to nearby residents
- information boards for the community information sessions
- website copy.

Copies of these materials are included in this report at Appendix A.

### 3.3 Communications activities and channels

Over the course of two weeks, we:

- letterboxed 800 homes in the local area
- spoke directly with between 100 and 150 members of the community
- received a number of written submissions online and via our community information sessions
- addressed a meeting of the TVC
- met with leaders and members of NF3 and NIRAG.

Table 2 below summarises the activities and channels used.

Table 2 Communications activities and channels

Activity/channel	Date	Notes
Community group meetings		
Thirroul Village Committee	8 July 2018	Around 40 attendees. Identified issues of concern and recorded questions. Executive undertook to distribute community update to membership
Neighbourhood Forum 3	14 July 2018	Anglicare has committed to addressing a future meeting of NF3 when more detail about the project is available
Public events		
Community information session – evening	11 July 2018	Around 40 attendees. The most commonly-raised concern was an expected increase in traffic through the McCauleys Beach subdivision
Community information session – weekend	14 July 2018	Around 50 attendees. The most commonly-raised concern was an expected increase in traffic through the McCauleys Beach subdivision
Communications		
Door-knock of homes adjacent to property	4 July 2018	Doorknocked 50 homes nearest the property, mostly on Sandon Drive and Wilkies Street. Of the 22 residents who were home, eight spoke with us about the project
Press advertisement, <i>Illawarra Mercury</i>	5 July 2018	Print readership (Monday to Friday) 50,000
Project webpage at <a href="http://anglicare.org.au">anglicare.org.au</a>	5–16 July 2018	More than 500 page views
Letterboxing homes that share Point Street, Sturdee Avenue and/or Wrexham Road bridges	6 July 2018	Letterboxed around 800 homes in Bulli and Thirroul – residents who may use the Point Street, Sturdee Avenue or Wrexham Road bridges
Feedback channels		
Web form at <a href="http://anglicare.org.au">anglicare.org.au</a>	5–16 July 2018	11 submissions, of which three were requests to be kept informed
<a href="mailto:info@anglicare.org.au">info@anglicare.org.au</a>	Existing	
Anglicare call centre	Existing	

## 4 Media coverage

The project received a limited amount of media coverage between 6 and 16 July 2018, consisting of one item each on WIN Television's local news bulletin and in the *Illawarra Mercury* newspaper. Both served to publicise the community information sessions. There was also a segment on ABC radio on Friday morning the 6th July 2018.

### 4.1 WIN News, 6 July

On 6 July 2018, *WIN News Illawarra* covered the reaction of nearby residents to Anglicare's proposal. Footage of three unnamed residents, understood to be from the McCauleys Beach subdivision, was shown. These residents were critical of the proposal on the grounds that:

- completion of the North–South Link would increase through traffic in McCauleys Beach, as it may come to be seen as a quicker alternative to the Princes Highway north of Bulli
- residents of the new subdivisions had not been told about the concept plan before now.

A video of the story was posted to the station's Facebook page, with the introductory text:

Bulli Residents are concerned a proposed Anglicare Retirement Village North of Sandon Point will cause traffic and safety issues in their neighbourhood, if it goes ahead. The proposed site may see one-hundred-and-fifty new apartments, and a new road via Geraghty Street.

By the following day, virtually all of the comments shown were strongly critical of the residents interviewed by WIN, noting that:

- new residents in the area had themselves contributed to increased traffic on local roads
- retirement facilities have a minimal or positive impact on the surrounding neighbourhood.

### 4.2 Illawarra Mercury, 11 July

The *Illawarra Mercury* ran a story on Anglicare's proposal on its website on 11 July 2018. The story drew heavily on Anglicare's own media release, promoted the community information sessions and provided a link to the project website. The *Mercury* quoted a Jill Walker of Bulli as having concerns about low levels of community awareness of the project.

Mrs Walker said it would create further problems around an existing traffic bottleneck, and that the community was "owed" a comprehensive Traffic Study by independent road safety experts.

"This proposal raises many issues including overcrowding on a known floodplain, but a large impact will be increased traffic," she said. "Not only will hundreds of cars be using the site, but Anglicare plans to build a north-south access with a bridge over Tramway Creek – off-set by the profit from 60 private townhouses."

## 5 Issues raised

### 5.1 Background to community sentiment

Australian Industrial Refractories vacated its McCauleys Beach site in 1992, triggering a long and bitter public debate over the future of the coastal area between Thirroul and Bulli. Several competing visions for what was then a cluster of industrial and vacant sites were presented over the two decades that followed. The controversy drew the NSW Government into the debate, with planning ministers establishing a Commission of Inquiry and then commissioning a further independent report by Charles Hill. The discovery of Aboriginal remains and artefacts, together with claims about the cultural significance of the turpentine forest, added further complexity.

In 2005, guided by the Col and Hill reports, a plan for the area was developed that included a mix of residential development and conservation, with what was then the Cookson Plibrico site earmarked for a future retirement community. Anglicare's predecessor, Anglican Retirement Villages (ARV), received concept plan approval for such a facility the following year.

In the years since the concept plan was approved, Stockland has developed its residential subdivision at McCauleys Beach and completed its earlier development to the south, known as 'The Point'. Wollongong City Council has acquired continuous landholdings along the coastline between Hewitts Creek and Sandon Point. An Aboriginal Place, covering much of the Council-owned coastal land and managed in partnership with the Aboriginal community, was gazetted in 2007. Together, the completion of the most contentious part of the development, the involvement of Aboriginal representative groups and the significant expansion of the public domain have served to dissipate tensions.

It is also worth noting that a large stakeholder group, residents of the McCauleys Beach and The Point subdivisions, were not party to the early stages of this debate.

### 5.2 Support for proposal

Despite the area's contentious history, we found that the issues most likely to be raised by members of the community were typical of any development, with traffic, parking and visual amenity of most concern. Indeed, there was widespread support for Anglicare's proposal – a sense that, 12 years after receiving concept plan approval and five years after securing vacant possession of the site, it was time to 'just get on with it'.

Residents welcomed progress on Anglicare's proposal for a range of reasons, including that:

- it would hasten completion of the North–South Link (see section 5.3 below)
- it would hasten the removal of derelict industrial buildings on the former Cookson Plibrico site
- a not-for-profit developer was considered preferable to a private-sector developer
- Anglicare is widely considered a best-practice operator
- aged care and retirement developments were considered preferable to alternative land uses, such as private housing.

### 5.3 North–South Link

The single most common issue to be raised by residents and community groups was the proposed North–South Link alongside the Anglicare development. This would include a bridge over Tramway Creek at Geraghty Street, and opening Geraghty Street to traffic between the creek and Wilkies Street.

Some in the community wanted it completed urgently; others wanted it removed from the concept plan altogether. We have not attempted to quantify the relative levels of support and opposition, in part because the question is moot: the link will be built if the Cookson Plibrico site is developed.

### 5.3.1 Support

The need to complete the North–South Link was consistently raised by community groups and residents. Several expressed frustration that this project had not been delivered as part of earlier stages of the McCauleys Beach development. Residents sought reassurance that the link will be completed.

Some Thirroul Village Committee members put it to us that the link should be built prior to the start of construction on the Cookson Plibrico site, as this could reduce the number of construction vehicle movements through the McCauleys Beach subdivision and alleviate existing congestion on Wrexham Road.

### 5.3.2 Opposition

Residents opposed to construction of the North–South Link made their views known via the community information sessions, emails and the WIN Television and *Illawarra Mercury* items described in Section 4. According to these residents, the link will attract through traffic: ‘rat runners’ seeking a shortcut between Thirroul and Bulli. Any increased traffic was viewed as detrimental to residents’ own journey times, as well as a potential safety hazard.

Opposition to completion of the North–South Link generally went hand in hand with concerns about the traffic emanating from the Cooksons Plibrico site itself. Some suggested that all access in and out of the Anglicare development should be from the south, over Tramway Creek, with no road connection to the McCauleys Beach subdivision.

### 5.3.3 Traffic calming proposals

Some of those with concerns about the link, recognising that it was a requirement for the development to proceed, instead sought to mitigate its attractiveness as a rat-run. Suggestions included:

- gates to restrict access to Anglicare residents, staff and visitors
- shifting the Tramway Creek bridge 70 metres east to connect with Bowman Close rather than the southern section of Geraghty Street
- a street layout that directed all through traffic via a circuitous route within the village
- making part of Geraghty Street one-way
- a 40 km/h speed limit, speed humps and/or other traffic calming measures on the new section of Geraghty Street
- a raised roundabout or traffic signals at the Geraghty Street / Wilkies Street intersection
- a wombat crossing at the southern approach to the Geraghty Street / Wilkies Street intersection.

It should be noted that a number of residents who were strongly supportive of completing the North–South Link also expressed their specific opposition to some of the ideas above. For these residents, the benefits of the North–South Link would be diminished by excessive constraints on traffic flow.

### 5.3.4 Street widths in McCauleys Beach

Many of those expressing concern about the prospect of retirement village and through traffic using McCauleys Beach streets described those streets as too narrow to accommodate higher traffic volumes.

Though one resident suggested that sections of Panmills Drive and Geraghty Street should be widened and given parking bays to match the width of Brickworks Avenue to the north, this view was not widely shared.

### 5.3.5 Impact on wider road network

Many residents expressed general frustration with the performance of the road network in Wollongong's northern suburbs. The lack of alternative routes to the Princes Highway and Lawrence Hargrave Drive, and the lack of progress on the Memorial Drive extension, were of particular concern. In this context, the effect of a completed North–South Link on the wider road network was raised. Residents identified the following as upgrades that may be required outside of Anglicare-owned land:

- capacity upgrade to the Wrexham Road / Lawrence Hargrave Drive intersection
- safety upgrade to the eastern approach to the Wrexham Road bridge
- reconfiguration of the Sandon Drive / Geraghty Street intersection
- capacity upgrade to the Point Street / Princes Highway intersection
- capacity upgrade to the Sandon Drive / Point Street intersection
- completion of footpaths on Point Street.

## 5.4 Wilkies Street

Wilkies Street forms the northern boundary of the Cookson Plibrico site. The northern side of the street was developed as a mix of detached and duplex homes as part of Stockland's McCauleys Beach subdivision; the southern side is a mix of shrubs and trees, with the remains of a former Dairy Farmers depot facing the Geraghty Street intersection. Like its namesake path, Wilkies Street remains an important pedestrian accessway for beachgoers. Anecdotal evidence from residents suggests that Wilkies and surrounding streets are also used for parking by beachgoers.

Anglicare's proposal divides the Wilkies Street frontage into two precincts: 'Hilltop' to the west and 'Ocean View' to the east.

Concerns about the impact on Wilkies Street were raised by residents via a range of channels: information sessions, media coverage, door-knocks and the Thirroul Village Committee. These concerns fit into three categories: traffic, parking and visual amenity.

It should also be noted that some neighbours claimed that they had been assured by Stockland that neither precinct would ever be developed.

### 5.4.1 Traffic

Although Wilkies Street was designed to accommodate the future development of the Cookson Plibrico site, residents were concerned that it was not wide enough for a higher volume of traffic. There was also a concern about the operation of new and existing intersections along the street, including any new driveways: the lack of detail around the location of any new intersections amplified such concerns. Some residents noted that there had been proposals to extend Wilkies Street east to service undeveloped lots adjacent to the existing subdivision and wondered what impact this would have on Anglicare's plans.

Residents proposed a number of possible mitigations for Wilkies Street:

- speed humps
- one-way operation
- widen the street along its southern edge

- reduce the number of dwellings proposed for the Ocean View precinct
- provide additional or sole access to the Ocean View precinct via a bridge over Cooksons Creek – similar to the 2006 concept plan.

Some residents indicated that they were specifically opposed to widening the street, however.

### 5.4.2 Parking

The lack of driveways and connecting streets along the southern edge of Wilkies Street today maximises the amount of on-street parking available to those visiting existing homes, as well as beachgoers. Any development in the Hilltop or Ocean View precincts would remove some of these spaces. Residents proposed a number of possible mitigations:

- provide additional parking for beachgoers at another location
- maximise the amount of parking provided on site
- reduce the number of dwellings proposed for the Ocean View precinct
- provide sole access to the Ocean View precinct via a bridge over Cooksons Creek.

### 5.4.3 Visual amenity

Development of the northern part of the site will bring about a substantial change to the visual amenity of Wilkies Street, replacing vegetation and exposed clay formations with streets, homes and driveways. Compounding concern about this impact was a lack of clarity about the appearance, scale and setbacks for the new buildings. Visual amenity concerns relating to this part of the site were raised by neighbours during the doorknock, in email correspondence, at the community information sessions and by the Thirroul Village Committee. Suggestions raised by the community included:

- expanding the footprint of the turpentine forest
- limiting new structures to two storeys
- extensive landscaping along the Wilkies Street frontage.

With that being said, residents generally welcomed the prospect of the derelict Dairy Farmers structure being demolished.

## 5.5 Flora and fauna

There was considerable interest in plans for the protection of the stand of turpentine forest on the north-western part of the site, though there was confusion as to its exact ecological and cultural significance. While the people we spoke to accepted – and welcomed – that the core hectare of forested area would be protected, there were a number of questions and concerns flowing from this.

### 5.5.1 Extent of turpentine forest and creekbeds

Although there was no suggestion that Anglicare had underestimated the extent of the turpentine forest, some residents were concerned that the one-hectare area was insufficient to operate as a habitat for native wildlife. Concerns were also raised about the width of setbacks around the forest, and the lack of connectivity between the forest and other areas of native habitat. On this latter point, it was suggested that the lack of connectivity exposed fauna to increased risk of injury and predation.

Setbacks for the creekbeds were also identified as a concern.

### 5.5.2 Fauna protection

A number of residents listed species they believed to be present within the turpentine forest and adjacent creeks and asked how these would be protected as the Cookson Plibrico site was developed. One raised the prospect of domestic animals within the retirement village or residential development preying on local birds, lizards and possums. (Though another explicitly requested that the village be pet-friendly.)

### 5.5.3 Access and ownership

There was considerable interest in future access and ownership arrangements for the turpentine forest, with many residents keen to see the land gifted to council as a park. Failing this, they sought guarantees that the forest would be made accessible to the general public.

The site maps provided during consultation showed the forest surrounded on three sides by future residential development, with no access paths defined. Although these maps are simplified and not intended to suggest a lack of access, several residents raised this concern.

## 5.6 Delivery model

Some community members concluded that Anglicare's proposed changes to the built form of the northern part of the site were aimed at preparing that section for sale to private developers. Indeed, one neighbour reported rumours that the site had already been sold to a Chinese developer. The prospect of involvement by private developers was strongly opposed by the Thirroul Village Committee, on the grounds that such an entity would seek to maximise the scale of buildings, minimise tree cover and public space, and place unbearable pressure on local infrastructure.

Further, some residents rejected *prima facie* Anglicare's case for change, generally believing that demand for 'independent living' retirement units in the region was increasing and that supply was scarce.

Concern about the delivery model was compounded by a lack of information about the precise form that the modified concept would take, and Anglicare's intentions with regard to future ownership of the land.

## 5.7 Project communications

Some locals were critical of the long period since the last public communication with regard to the project – indeed, some had assumed that Anglicare's proposal had been abandoned during the intervening years. This was a particular concern for residents who had moved to the McCauleys Beach subdivision assuming that the Cookson Plibrico site would not be developed and/or that the North–South Link would not be completed. This issue was a major theme in the WIN News report on 6 July.

Some of those participating in the community information sessions criticised the lack of detail on the height, density, footprint and internal street layout for the Hilltop and Ocean View precincts at the north of the site.

## 5.8 Sturdee Avenue bridge

An existing single-lane bridge connects Sturdee Avenue to Geraghty and Wilkies streets, across the Illawarra Railway Line. This bridge had historically been used by Cookson Plibrico as the main access to its plant. Since Stockland had built a two-lane bridge over the railway to the north at Wrexham Road, the 2013 closure of the plant allowed Council to close the Sturdee Avenue bridge to all but pedestrians and cyclists.

### 5.8.1 Thirroul Village Committee's position

In 2012, the Thirroul Village Committee lobbied for Council to keep the Sturdee Avenue bridge open to vehicles, perhaps by widening it. When we met with the Committee on 8 July 2018, some members expressed support for some vehicular access on the basis of:

- widening the bridge to two lanes and permanently opening it to traffic; or
- using the bridge for construction vehicle access while the Cookson Plibrico site is developed.

### 5.8.2 Opposition to reopening

Around the same time as the Committee was lobbying for Sturdee Avenue bridge to remain open, other residents mobilised to ensure it was closed. A petition was presented to Council, signed by 140 residents, asking that the bridge be closed to vehicles. This view was repeated during consultation, with residents on the western side of the bridge concerned that it may be used for construction – or even general – traffic. One resident noted that motorcyclists continue to use the bridge, and would like action to prevent this when the Wilkies Street / Geraghty Street intersection is reconfigured.

## 5.9 Other issues raised

The following concerns and suggestions were each raised by a single member of the community. These have been forwarded to Anglicare for its consideration.

- Anglicare's development may place additional pressure on local public transport services, in particular trains.
- The derelict Cookson Plibrico buildings are a haven for anti-social behaviour.
- Anglicare's development and the North–South Link will necessitate a capacity upgrade at the Wrexham Road / Lawrence Hargrave Drive intersection.
- The Aboriginal community should be consulted on Anglicare's proposal.
- Any development near Cooksons or Tramway creek may be at risk from flooding.
- Any development on the site would result in lightspill.
- Private housing on the northern side of the site would make the retirement village less desirable for retirees, due to noise, a lack of scale and security concerns.
- A bus service via the North–South Link should be considered.
- Anglicare should consider allocating lots for social or affordable housing within the new development.
- Anglicare should consider allocating space for a childcare centre within the new development.
- Anglicare should consider repurposing the derelict Dairy Farmers structure as a local art gallery.
- Any future retirement village should be pet-friendly.
- Future community engagement events should be advertised in *The Advertiser*, a free local newspaper, and the Northern Illawarra (@seacliffcoast) Facebook page.
- Future community engagement events should be advertised via posters in local shops.

## Appendix A

# Communications materials

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- Information boards for community information session, 11 and 14 July 2018
- Press advertisement, *Illawarra Mercury*, 5 July 2018
- Community update, 4 July 2018
- 'Sorry we missed you' letter for nearby residents, 4 July 2018
- Project webpage

Every year, Anglicare serves more than 500,000 people across the Illawarra, South Coast and Greater Sydney.



Thirroul and Bulli, viewed from the Escarpment

**ANGLICARE** has a long history of enriching and strengthening individuals and local communities by providing accommodation, care services and pastoral support.

Anglicare's extensive property portfolio consists of 22 Retirement Villages, 21 Residential Aged Care Homes and 4 low cost private rental Housing Assistance properties with over 5,000 residents across 29 locations. Anglicare also provides Home

Care and Community Support services to over 5,000 older clients.

Anglicare provides a wide range of community support services, including Food and Financial Assistance, Mental Health support, Family Counselling services and Out of Home Care amongst many others. The organisation also operates 20 Opportunity Shops and a range of community based programs, including English as a Second Language (ESL), which is run out of 90 churches.



Anglicare's Mowll Village project at Castle Hill



Anglicare

Villages

# Site history



- **1992 Australian Industrial Refractories plant closes**  
The closure marks the beginning of this industrial area's transition to conservation and residential land uses.
- **1997 Area rezoned by Wollongong City Council**  
A mix of conservation, residential and light industrial is planned, but heavy industry is allowed to continue on the Cookson Plibrico's site.
- **1998 Stockland acquires land for residential development**
- **2002 Stockland receives approval to commence The Point**
- **2003 Sandon Point Commission of Inquiry reports**
- **2005 NSW Government announces retirement village**  
Following the Commission of Inquiry and a further independent report, the NSW Government announces its vision for the future of the area: conservation, residential development and a new retirement community.
- **2006 Government approves Stockland/ARV concept plan**
- **2007 ARV acquires Cookson Plibrico site**
- **2010 Council acquires remaining beachfront land**  
Between 1992 and 2010, Council progressively acquires the land behind McCauleys Beach from private owners and other government agencies.
- **2010 Stockland begins selling lots at McCauleys Beach**
- **2013 Cookson Plibrico plant closes**  
Now known as Vesuvius, the company moves its operations to Port Kembla.
- **2016 ARV becomes Anglicare Sydney**
- **2018 Anglicare proposes concept plan modifications**



# Planning process



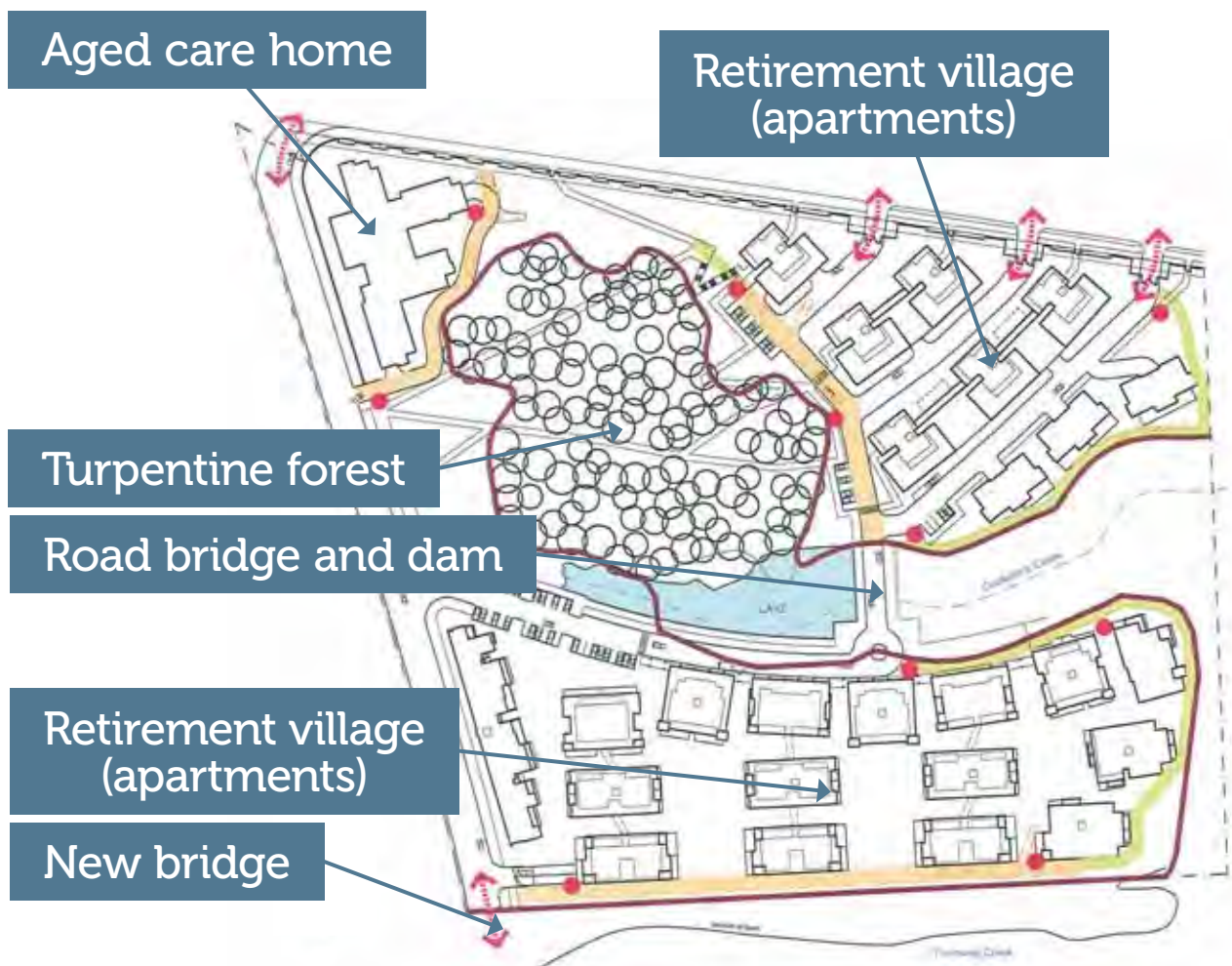
- Dec 2017**    **Request lodged**  
The first step towards modifying an approved concept plan is to lodge a request with the NSW Department of Planning & Environment.
- Feb 2018**    **Assessment requirements set**  
DPE then issues 'Secretary's Environmental Assessment Requirements' (SEARs) – a list of matters our application must address.
- Jul 2018**    **Consultation and review**  
We consult with the local community, Aboriginal representative groups, Wollongong City Council and a range of government agencies, such as RMS.
- Q3 2018**    **Application lodged**
- Q3 2018**    **Public exhibition**  
DPE places our application on public exhibition and invites formal feedback from the community.
- Q1 2019**    **Determination**
- Future**    **Detailed design**  
If our application is successful, we can begin the process of detailed design.
- Future**    **Development applications**  
Anglicare will submit one or more development applications to allow us to commence work on site. Depending on the scale of works proposed, these applications may be assessed by either Council or DPE.

**We are  
here**



**Anglicare** | Villages

# 2006 Concept Plan



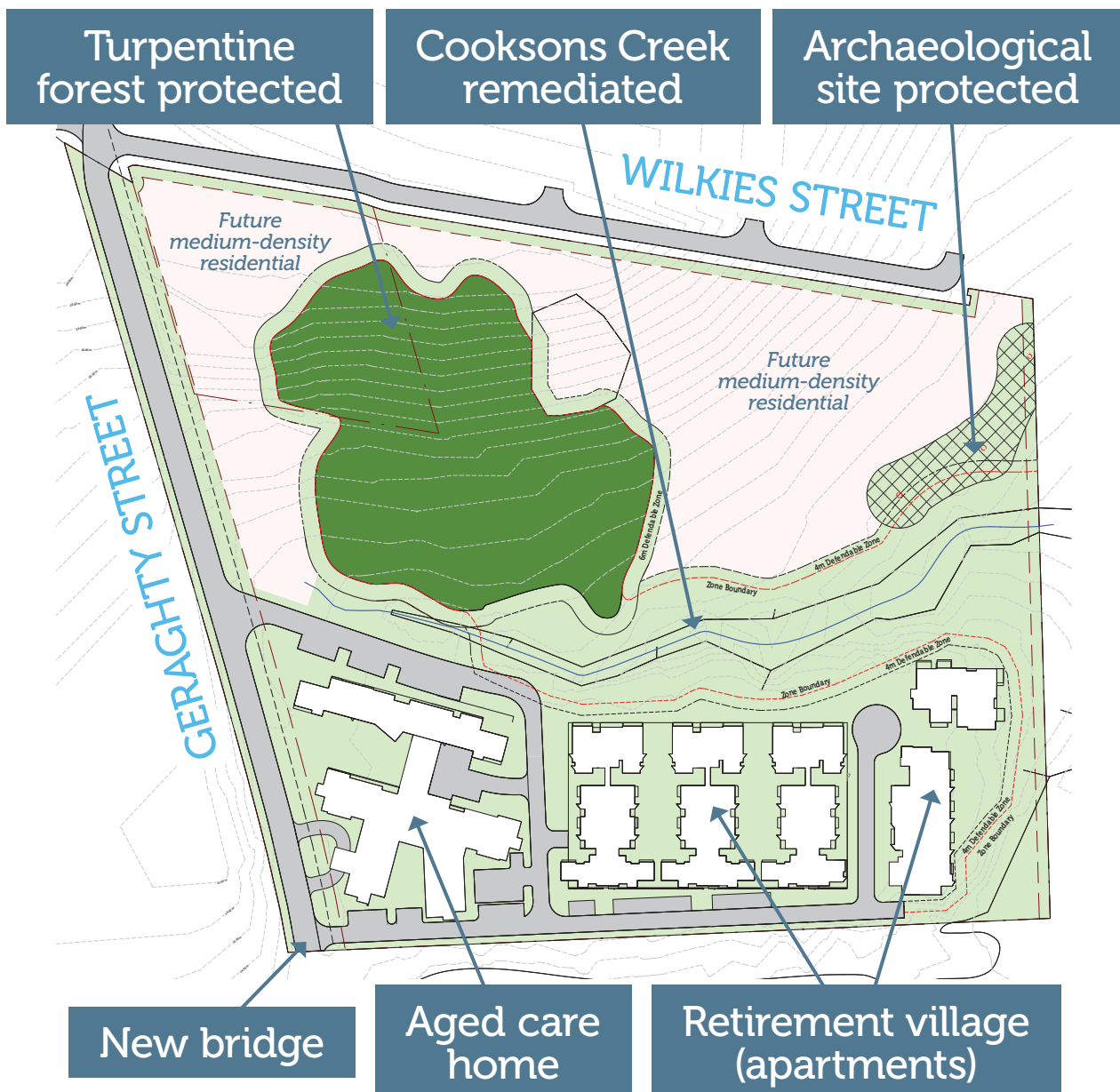
**A Concept Plan was approved by the NSW Government in 2006. This included provision for a retirement community on the Cookson Plibrico site.**



Anglicare

Villages

# Our current proposal





In the future, medium-density homes of up to two storeys on the northern part of the site

**We believe that our modified proposal will deliver significant benefits for the local community. However, we also appreciate that development of any kind can have an impact on our neighbours.**

# Aboriginal heritage



Anglicare is working with representatives of the Aboriginal community to ensure that the important cultural values of the Cookson Plibrico site are recognised and protected.

# Former Cookson Plibrico site, Bulli



## Have your say on proposed changes to the site's 2006 concept plan

Anglicare operates retirement villages and residential aged care homes across Greater Sydney and south-eastern NSW.

In 2006 the NSW Government approved our concept plan for a retirement village and care home on the then Cookson Plibrico site at Bulli. This 8.1 hectare property is bounded by Geraghty Street, Wilkies Street and Tramway Creek.

Since that time the community's need for retirement living and aged care in the area has changed. We are therefore seeking a modified approval. If granted, the modification will allow us to better serve the Illawarra community and protect the natural and cultural values of the site.

### Come along to an information session and have your say.

Location: Excelsior Hall  
Thirroul District Community Centre  
352-358 Lawrence Hargrave Drive, Thirroul

When:	Wednesday 11 July 5pm–8pm	Saturday 14 July 11am–2pm
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ANG4673

For more information, visit  
[anglicare.org.au/bulli-village](http://anglicare.org.au/bulli-village)



Anglicare | Villages



## Anglicare is proposing changes to the concept plan for the former Cookson Plibrico site at Bulli.

The Cookson Plibrico site at Geraghty Street, Bulli, was vacated in 2013 after the company relocated to Port Kembla. A number of derelict warehouses and other industrial structures remain on the 8.1-hectare property, which is largely inaccessible to the public.

Anglicare (formerly ARV) acquired the property from Cookson Plibrico to help us meet the needs of the Illawarra's ageing population. At present, we operate 22 retirement villages and 21 residential aged care homes across Greater Sydney and south-eastern NSW.

The former Cookson Plibrico site is covered by a concept plan approved by the NSW Government

in 2006. This plan envisages a 120-bed aged care home, a retirement village with 250 apartments, community facilities and car parking.

This approval is still current. However, in the years since it was granted, the needs of the Illawarra community in relation to retirement living have changed. We are therefore seeking a modified approval under the *Environmental Planning & Assessment Act 1979*.

If granted, the modification will allow us to better serve the Illawarra community while still protecting the natural and cultural values of the site.

### 2006 concept: features retained



One-hectare stand of turpentine forest on the north-west of the site protected for future generations



Derelict industrial buildings removed, improving the appearance of the neighbourhood



North-south access over Tramway Creek for pedestrians and motorists via Geraghty Street



No buildings taller than the existing tree canopy height – generally two to three storeys across much of the site

### 2018: proposed changes



Aboriginal archaeological site beside Cooksons Creek protected for future generations



Dam and road bridge on Cooksons Creek removed from plan, allowing more of the creek to be rehabilitated



Planned retirement village apartments and aged care home moved south of Cooksons Creek



In the future, medium-density homes of up to two storeys on the northern part of the site

Our proposed modifications will retain the same floor area and number of residents overall. However, we will reduce the scale of development adjacent to existing homes in Wilkies Street and reduce the construction impact on Cooksons Creek.

Under our proposal, the Hilltop ① and Ocean View ③ precincts would be used in future for medium-density homes of up to two storeys. Our aged care home ⑤ and a smaller retirement village ⑥ would be located within the South precinct, between Cooksons and Tramway creeks.

#### Hilltop Precinct

- ① Future medium-density residential
- ② Protected turpentine forest


#### Ocean View Precinct

- ③ Future medium-density residential
- ④ Protected archaeological site

#### South Precinct

- ⑤ Residential aged care home
- ⑥ Retirement village apartments



 You can view and download the map at [anglicare.org.au/bulli-village](http://anglicare.org.au/bulli-village)

## Find out more, and have your say

We believe that our modified proposal will deliver significant benefits for the local community. However, we also appreciate that development of any kind can have an impact on our neighbours. For this reason, we would like to hear from you about any questions or concerns you may have.

Your feedback will help us to ensure that our application takes into account any community concerns and includes appropriate mitigations wherever possible.

We plan to submit our application to the Department of Planning & Environment in August.

The Department will then provide stakeholders, including local residents, with the opportunity to make formal submissions.

**We look forward to working collaboratively with the community to deliver this important project.**

### Community information sessions



We are holding two information sessions at **Thirroul Community Centre's Excelsior Hall**, 352-358 Lawrence Hargrave Drive, Thirroul.

You'll be able to meet Anglicare representatives and subject-matter experts to discuss the various aspects of the project.

Drop in any time between:

**5pm–8pm, Wednesday 11 July**

**11am–2pm, Saturday 14 July**

## For more information visit [anglicare.org.au/bulli-village](http://anglicare.org.au/bulli-village)

[www.anglicare.org.au](http://www.anglicare.org.au)

PO Box 284 Castle Hill NSW 1765

Anglican Community Services, trading as Anglicare ABN 39 922 848 563



**Anglicare**

Villages



4 July 2018

Dear Resident

## Sorry we missed you today!

As you may be aware, the former Cookson Plibrico site on Geraghty Street is covered by a concept plan for redevelopment, approved by the NSW Government in 2006. Representatives of Anglicare are visiting homes in your street today to invite residents to comment on our proposed modifications to this plan.

Anglicare operates 22 Retirement Living Villages and 21 Residential Aged Care Homes across Greater Sydney and south-eastern NSW. Some years ago we acquired the Cookson Plibrico property at Geraghty Street, Bulli, as a potential future site to provide these services to the Northern Illawarra community.

The 2006 plan envisages a Retirement Living Village with 250 apartments, and an Aged Care Home with up to 120 beds. In the 12 years since it was approved, however, the community's needs have changed and fewer retirement village apartments may be required at this location. We are therefore seeking a modified approval under the *Environmental Planning & Assessment Act 1979*. The attached community update explains these changes in more detail.

We believe our modified proposal will deliver significant benefits to the local community, but appreciate that any kind of development can impact our neighbours. For this reason, we would like to hear from nearby residents about any questions or concerns you may have.

You can meet us by attending one of our information sessions at Thirroul District Community Centre, 5–8pm Wednesday 11 July and 11am–2pm Saturday 14 July. You can also visit our project webpage at [anglicare.org.au/bulli-village](http://anglicare.org.au/bulli-village) or email [info@anglicare.org.au](mailto:info@anglicare.org.au).

**To allow our consultants time to properly consider matters raised by the community, we would appreciate your feedback by 15 July 2018.**

We look forward to working collaboratively with the community to deliver this important project.

Yours sincerely

Luke Borg  
Anglicare Development Manager

# Anglicare is proposing changes to the concept plan for the former Cookson Plibrico site at Bulli

**Have your say by 15 July 2018**

The Cookson Plibrico site at Geraghty Street, Bulli, was vacated in 2013 after the company relocated to Port Kembla. A number of derelict warehouses and other industrial structures remain on the 8.1-hectare property, which is largely inaccessible to the public.

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If granted, the modification will allow us to better serve the Illawarra community while still protecting the natural and cultural values of the site.

## Our proposal

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Under our proposal, the northern part of the site ('Hilltop' and 'Ocean View' precincts) would be used in future for medium-density homes of up to two storeys. Our aged care home and a smaller retirement village would be located within the South precinct, between Cooksons and Tramway creeks.

## **2006 concept: features retained**

- One-hectare stand of turpentine forest on the north-west of the site protected for future generations
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- Aboriginal archaeological site beside Cooksons Creek protected for future generations
- Dam and road bridge on Cooksons Creek removed from plan, allowing more of the creek to be rehabilitated
- Planned retirement village apartments and aged care home moved south of Cooksons Creek
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### **Find out more, and have your say**

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Drop in any time between:

- 5pm–8pm, Wednesday 11 July
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### **Other ways to get in touch**

- Fill out our [Feedback form](#)
- Email us at [info@anglicare.org.au](mailto:info@anglicare.org.au)

#### More information

- [View our latest community update](#) (1.1 MB PDF)
- [View and download the site map](#) (391 KB PDF)
- [Find out more about the major projects assessment process](#)
- [Find out more about Anglicare retirement villages](#)
- [Find out more about Anglicare residential aged care](#)