

To NSW Planning Minister,

20<sup>th</sup> November 2018

Re: Proposed plans for Anglicare Retirement Village in Bulli

Main points:

- Safety needs to be considered of our local streets for pedestrians and families in local area with more traffic flow.
- Anglicare's proposal of 55 townhouses does not fit with what residents were required to build in the local area (McCauley's Beach and Sandon Point Estates) to preserve the McCauley's Beach environment. One driveway only **MUST** be used to access these townhouses especially across Wilkies historic walkway to beach.

I write to you to express my concern for our community with the proposed Anglicare Retirement Village precinct in Bulli off Geraghty Street.

I feel that the proposal of this precinct does not take into consideration the current environmental and community composition of the area. The addition of 80 bed aged care home, retirement village of 140 self-contained apartments and community facilities and 55 Townhouses to the area (off Wilkies Rd) will add an additional 500-600 cars and people to the quiet natural environment that it currently is. Surely this is just a money making venture by Anglicare to add that much housing and they are not considering the effects on our beautiful Bulli area and further afield the Illawarra region.

The community and families in McCauley's Beach Estate and Sandon Point Estate have invested a lot of time, energy and dedication to build a high quality standard of housing. Stockland's had strict criteria and rules to residents as to what they could build and it should be replicated through the Aged care buildings as well. Townhouses on Wilkies rd do not 'fit' with the look of McCauley's Beach Estate.

The Estate's are quiet and safe environments for families and children to enjoy the outdoors. The safety of quiet streets and bike paths to local beaches, schools and parks is so important to local families. It would be a huge loss to the area if big infrastructure ruined the look and calm feel of our current Estate's.

If Geraghty Street is opened for Anglicare to use then it will be of upmost importance for Wollongong Council and RMS (Roads and Maritime

Service) to invest into the safety of the roads in the area especially for the Wilkies walkway which most Bulli residents walk to get to the beach AND the intersection of Geraghty Street/ Wilkies rd could be extremely dangerous if the road is opened as it is a “blind hill”.

The importance of including speed bumps, traffic deterrents, local traffic signs along Geraghty St and throughout the Estate will be required to protect families.

Also, a pedestrian crossing at intersection of Geraghty st and Wilkies rd will be required to slow down traffic in this area and keep pedestrians safe.

Many young children from both estates and the local surrounding area use the Estate as a safe place to walk, ride bikes through to schools, Thirroul shops and the local beaches. Let's make safety of our next generation number one in this project.

Anglicare proposes that 55 medium-density homes of up to two storeys on the northern part of the site along Wilkies road be built. All other houses in this area are built based on low density housing criteria. Surely this needs to be kept the same for the precinct of Anglicare as well. Also, this will add potentially 100 extra cars that need to park in the area. How will Wilkies rd cope with this much traffic?

The roads in McCauley's beach Estate are not suitable for ongoing use of big delivery vans, 500-600 extra residents to the Anglicare precinct. I recommend that the Aged care deliveries be brought in from the South as most deliveries will be coming from Wollongong or from Sydney (down Bulli pass and into Point St). McCauley's Beach Estate crosses two creeks. What is important about this is that Stockland's used a large amount of land to create large open creek beds and therefore natural environments for birds, animals and people to enjoy. This was so appealing to us when we looked at the area.

Living in an Estate creates a community feel, keeping our children safe, accessing local beaches and maintaining a common look for buildings and land space are the most important features that I wanted to put forward to you. Please consider this during the approval process. Thank you so much for your time.

Natalie Nicholls  
Resident of Bulli NSW.