

OBJECTION TO APPLICATION NO. MP 06 0094 MOD 5
SANDON POINT RESIDENTIAL AND RETIREMENT VILLAGE DEVELOPMENT

I have viewed MP 06_0094 MOD 5 and I object to many of the proposed amendments.

In the proposed amended concept plan, all traffic from Blocks D and E flow directly into narrow Wilkies Street. Wilkies Street is only 6.5 metres wide and when cars are parked opposite each other, all through traffic is blocked. Emergency vehicles would be prevented from entering the street to provide assistance to residents. Previously, in the 2006 concept plan, Block D was not shown at all due to the bulk of the heritage listed Turpentine Forest and 20m Asset Protection Zone. And, traffic from the site of Block E flowed into the much larger arterial road of Gerraghty Street.

I am concerned for the natural environment of the Turpentine Forest, for the integrity and safety of the pedestrian/cycle way which is Wilkies Walk, and I am concerned that extensive townhouse developments which change the amenity of Wilkies Street. The addition of townhouses Block D and E along Wilkies Street will effectively encircle the heritage listed Turpentine Forest with 2 to 3 storey buildings. Encircling the forest gives it less chance of survival and the habitat of birdlife and animals is dramatically decreased. It isolates the forest from other Bulli and Thirroul residents, who would be viewed as intruders if they walked through the proposed townhouse development to visit the heritage listed remnant Turpentine Forest. This proposed development is NOT in the public interest. I object to building Townhouse Blocks D and E.

When considering urban design and planning, the proposed modification diminishes the original concept plan.

In good urban design, high volume townhouses such as the 55 wanted by Anglicare, are most appropriately placed close to the services of railway, major highways, large shopping precincts and schools. Aged care facilities are more appropriately placed in quiet and serene locations as they do not require frequent access to the services. McCauleys is such a quiet and serene location and 55 townhouses will diminish the peaceful location. The 2006 concept plan appropriately determined that the ARV site was appropriate for aged care accommodation.

The Hilltop precinct that fronts on to narrow Wilkies Street, is inappropriate for townhouse development because:

- It is the most distant part of the Sandon Point site from railway stations, main roads, shopping centres and schools (there will be no vehicle access across the closed Sturdee Street Bridge)
- ABS 2016 census confirms that more than 60% of Bulli dwellings have 2 or MORE, motor vehicles. As the proposed Oceanview townhouses will not be close to any services or transport links, then the townhouses WILL have 2 or more motor vehicles
- Future residents of the proposed townhouses will be dependent on private motor vehicle transportation to access services, employment, entertainment, sport etc through adjacent narrow streets – containing detached dwelling homes on land no less than 450 square metres
- The developer is reneging on the commitment to provide road egress and access to the Oceanview present via construction of Cookson Creek bridge which would enable all of the Anglicare development traffic to circulate within the ACTUAL

Anglicare development. However, Anglicare have deleted this Cookson Creek bridge and now proposes to use narrow Wilkies Street as the access road for all their townhouses

A modification to a previously assessed and approved concept plan should improve rather than diminish the plan. It must be for the benefit of all the community and residents NOT just for the benefit of the developer. This current developer's proposal will impact significantly on existing community in terms of amenity, pedestrian and cyclist safety and traffic flow and congestion. It changes good urban design into bad urban design and should be rejected.

It is imperative that Anglicare build the bridge over Tramway Creek PRIOR to any construction taking place. I am very concerned that Anglicare will NOT build the bridge over Tramway Creek. Currently, the only access to the Anglicare site is via Wrexham Road, Thirroul. So all vehicles connected to their development would need to travel north to Thirroul, turn into Wrexham Road, then navigate back south through McCauley Beach Estate to get to the Anglicare site. This is going to create more vehicles on an already overloaded Lawrence Hargrave Drive and many more vehicles through McCauleys Beach Estate.

I am very concerned that Anglicare may exhaust their budget for this development, and not be able to fund the Tramway Creek bridge, if it is not built first as an absolute priority. Therefore, enabling an extra north south link road which is desperately required by Bulli and Thirroul. I implore NSW Planning to ensure that Anglicare build the Tramway Creek bridge prior to any construction at the Bulli site.

