

OBJECTION 10: MP06_0094 MOD 5
SANDON PT. RESIDENTIAL + RET. VILLAGE BULLI

I lived in the Bulli area for many years during my childhood right near the proposed Anglicare Bulli site. I am very familiar with the area containing heritage turpentine forest and aboriginal sites and Wilkies Walk which initially was a bush track maintained by my father. I am a regular visitor to my family who now reside in McCauleys Beach Estate.

I have reviewed the modified proposal (MP 06_0094 MOD 5) for the Sandon Point Residential Development by Anglicare, including in particular the Section 75W Modification Report (Ethos Urban, 23 October 2018).

The original proposal for residential subdivision of the site occurred in 2007, and it is my opinion that 11 years later, the proposed changes do not take into account the local constraints now existing in the northern Illawarra. Therefore, the scale of the development should be reconsidered, in particular, the 55 proposed residential townhouses.

I am objecting to the proposal overall on a number of grounds, being:

1. I object to the proposed housing blocks of A, B, C, D, E, F and G as they are situated far too close to sensitive areas, such as Aboriginal sites, the Heritage listed turpentine remnant forest and the wetland area. In my opinion, the constructed walkways are NOT likely to minimise impacts on flora and fauna and in fact will cause detriment and damage and the boardwalk over Cooksons Creek should be deleted. The Section 75W Modification Report even states that it is not known exactly what fauna currently inhabits the site because sufficient studies have not been undertaken!
2. Traffic congestion in the northern suburbs of the Illawarra, in particular around Thirroul and Bulli, is extreme to the point of being dangerous. Weekends are particularly bad and the main arterial road (Lawrence Hargrave Dr) can be gridlocked at certain peak times. Recently there was horrendous accident involving a motorbike during a peak time on the weekend and it was difficult for emergency vehicles to attend.
3. Access in out of Thirroul is essentially via a single-lane main road from the south. Access from the north requires a 45 minute to 1 hour-long detour, depending on traffic. We are in a bushfire zone, surrounded by the ocean, cliffs and bushland. A proposal such as this to significantly increase regular local traffic in the area is simply reckless, especially if the northern suburbs community ever needed to be evacuated.
4. McCauley's beach estate is occupied mainly by families with young children. The roads are narrow, do not facilitate parking on the kerb and are not adequately designed for through traffic. These narrow local streets, in particular, narrow Wilkies Street which is only 6.5m wide, provides the only access to the proposed development and I object to all the driveways in Blocks D and E flowing into narrow Wilkies Street. I object to construction of Block D because those residents in Wilkies Street bought land there because Stockland promised that there would be no development possible across the road from those blocks due to the size of the footprint of the heritage turpentine forest. I object to Block E as the proposed modification plan allows all traffic to access Block E via yet another driveway into Wilkies Street across Wilkies Walk.
- I object to the proposal to build 55 general residential townhouse-style dwellings as they will significantly change the existing peace and amenity enjoyed by the current residents in the area. Wilkies Walk will not be a safe path to the beach for pedestrians and cyclists due to all the extra traffic generated by 55 townhouses and plus all the driveways crossing Wilkies Walk. This is bad urban design and the current safety and harmony of McCauleys Beach must be maintained.

Yours sincerely



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I am a regular visitor to my family who reside in McCauleys Beach Estate. My fiancé and I regular walk to the beach in safety as there are currently no driveways crossing the Wilkies Walk shared footpath. Anglicare propose that in excess of 12 driveways and lanes will now cross Wilkies Walk and I completely object to this. This is bad urban design with no consideration for the residents and community safety.

I have reviewed the modified proposal (MP 06_0094 MOD 5) for the Sandon Point Residential Development by Anglicare, including in particular the Section 75W Modification Report (Ethos Urban, 23 October 2018).

Stockland designed the roads of McCauleys Beach Estate for less than 200 dwellings. All of the roads are narrow ie 6.5 m wide. Geraghty Street and Brickworks Road are the only main arterial roads in the housing estate. However, Anglicare propose that all the traffic from their proposed 55 townhouses of Blocks D, E, C B and A should front narrow Wilkies Street with driveways crossing the shared footpath of Wilkies Walk. I object to this. Wilkies Walk must be maintained as a safe shared path to the beach for local residents and the larger community. Anglicare has a responsibility to the current residents to maintain the safety and amenity created by Stocklands master plan for McCauleys Beach Estate.

I am objecting to the proposal overall on a number of grounds, being:

1. I object to the proposed housing blocks of A, B, C, D, E, F and G as they are situated far too close to sensitive areas, such as Aboriginal sites, the Heritage listed turpentine remnant forest and the wetland area. In my opinion, the constructed walkways are NOT likely to minimise impacts on flora and fauna and in fact will cause detriment and damage and the boardwalk over Cooksons Creek should be deleted. The Section 75W Modification Report even states that it is not known exactly what fauna currently inhabits the site because sufficient studies have not been undertaken. In my opinion, Anglicare are building the proposed boardwalk for the safety of their aged care residents as they are fully aware the Wilkies Walk in future will NOT be safe due to all the proposed driveways crossing it!
2. Wilkies Street is only 6.5 m wide. The width of a 2 car double garage is 6m wide. So if 2 cars are parked adjacent to each other on narrow Wilkies Street, NO other traffic can pass through. I object to proposed block D and E specifically as all their associated traffic will impact on Wilkies Street preventing it from being a thoroughfare. At 2 cars per townhouse, this is an additional 24 cars, NOT taking into account visitors to the proposed residences. Access for emergency vehicles will cease This is BAD urban design and the proposed plan creates hazards and is too great a risk to the health and safety of current residents of narrow Wilkies Street.
3. McCauley's beach estate is occupied mainly by families with young children. The roads are narrow, do not facilitate parking on the kerb and are not adequately designed for through traffic. These narrow local streets, in particular, narrow Wilkies Street which is only 6.5m wide, provides the only access to the proposed development and I object to all the driveways in Blocks D and E flowing into narrow Wilkies Street. I object to construction of Block D because those residents in Wilkies Street bought land there because Stockland promised that there would be no development possible across the road from those blocks due to the size of the footprint of the heritage turpentine forest. I object to Block E as the proposed modification plan allows all traffic to access Block E via yet more driveways into Wilkies Street across the shared footpath of Wilkies Walk.
- I object to the proposal to build 55 general residential townhouse-style dwellings as they will significantly change the existing peace and amenity enjoyed by the current residents in the area. Wilkies Walk will not be a safe path to the beach for pedestrians and cyclists due to all the extra traffic generated by 55 townhouses and plus all the proposed driveways crossing Wilkies Walk. This is bad urban design, the current safety and harmony of McCauleys Beach must be maintained by Anglicare.

Yours sincerely

