

OBJECTION

Sandon Point Residential and Retirement Village Development

MP 06_0094 MOD 5

As a regular visitor to friends in McCauleys Beach Estate, I am very aware of the safe access to the beach via Wilkies Walk. 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. Most 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 A, B, C, D, E, F and G 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! I object to the boardwalk.
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.
4. 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.

