



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

I object to the proposal by Anglicare to modify the 2006 original concept plan

I object because the proposed modification is detrimental to our community based on issues of amenity, capacity, safety and environment.

I strongly object because Anglicare state that since 2006 there is less need for aged care now in 2018 however, they provide no supporting documentation or reports to support this theory.

I object because the new development does not even build the basic road infrastructure for the townhouses and utilises the exiting narrow Wilkies Street as the main road for access. It is completely unacceptable that this quiet residential street (Wilkies Street) being turned into a main arterial road to manage the requirements of this new development. It is imperative that the two developments remain separate as this new development is completely out of context and in contradiction to the current street amenity of Wilkes Street. I propose that at the very least this new development should predominately utilise their own traffic network and at the very least a border of large trees be planted separating this new development from the existing street amenity of Wilkes Street and the greater McCauley's Beach Estate with which this new development does not match. This would also be beneficial to helping offset the environment impact of this new development and would be more align with the existing area.

I object because:

- Anglicare has NOT provided an accurate assessment of the road network and vehicular connectivity, site coverage, character and scale.
- Anglicare has NOT accurately assessed the impacts of their layout of the proposed changes on the Turpentine Forest and Aboriginal areas because they insist that the recommended 20 metre Asset Protection Zone is not at all important and insist that 6 metre buffer zone will be more suitable for their proposed changes.
- Anglicare proposed changes do NOT minimise potential for vehicle, bicycle and pedestrian conflicts and in fact CREATES massive risks to community safety.
- Anglicare does NOT provide an accurate assessment of the impact of their proposed 55 residential townhouses. Anglicare has not demonstrated how their proposed 55 townhouse development fits in with the current height, bulk and scale of the current McCauleys Beach housing estate which contains 180 free standing homes and only 6 adjoined townhouses.

- Anglicare does NOT demonstrate compliance with the provisions of Planning for Bushfire Protection 2006 as they propose to significantly reduce the 20 metre Asset Protection Zone.
- Anglicare does NOT address the required road/intersection upgrades to manage all the additional traffic generated by the proposal. Anglicare has not demonstrated that the current narrow roads which were designed by Stocklands for McCauleys Beach housing estate, will be able to comply with Anglicare's proposed 55 residential townhouse traffic. ALL of which Anglicare will require to flow into narrow Wilkies Street across Wilkies Walk. Wilkies Street is ONLY 6.5 metres wide, when two cars are parked opposite each other, the road is completely blocked to traffic. Lives are at risk because no emergency vehicles will be able to access Wilkies Street.
- Anglicare has not addressed timing for the delivery of vehicular connectivity between Wrexham Road and Point Street, the bridge over Tramway Creek and has not addressed any changes to pedestrian and cycle ways
- Anglicare's proposed changes do not provide any internal road network to cope with their current proposed changes and merely wish to take complete advantage of the external roads of McCauleys Beach housing estate which were designed by Stocklands for 180 free standing residences and just 6 townhouses.
- Detached dwelling homes on land no less than 450 square metres would be more appropriate and better suited to the current street amenity.
- Wollongong City Council, permanently closed Sturdee Ave bridge to vehicular traffic and made it a permanent pedestrian bridge because the safety of residents and community members is of great importance. Sturdee Ave pedestrian bridge links with Wilkies Walk as current safe access to the beach. However, with all Anglicare's proposed driveways crossing Wilkies Walk, there will be no further safe access to the beach for pedestrians and cyclists. **I object** to putting residents and community members safety at risk.

TRAMWAY CREEK BRIDGE TO CREATE A NORTH/SOUTH LINK ROAD

It is imperative that Anglicare build the bridge over Tramway Creek PRIOR to any construction taking place. I am very concerned for the safety of my family and other residents living at the only existing entrance to the Estate which will now be impacted by over size construction vehicles and additional residential vehicles as well as all of the long term delivery vehicles required for the effective management of the retirement and aged care facilities.

I have serious worries that Anglicare will NOT build the bridge over Tramway Creek if the bridge is not built first. 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 via heavily congested Lawrence Hargrave Drive 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. This will provide increased risk and hazards to the community.

Already we see traffic and safety issues on the North of Brickworks Ave as local community members utilise this area as additional parking for the sporting fields and train station. On evenings and weekends when sporting events are held, approximately twice a week. There is already traffic restrictions as you cannot fit two cars through and the road is narrowed to only allow one way traffic to pass at a time. This is already very dangerous and will only become more dangerous with the added traffic from this new development.

I am very concerned that Anglicare may exhaust their budget for this development (if approved), and then 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.

The new development does not even build the basic road infrastructure for the townhouses and utilises the narrow Wilkies Street as the main road for access. Wilkies Street is only 6.5 m wide, it does not have the capacity as the main road to provide access to the proposed new development. It is the main path for many beach goers, pedestrians and cyclists. Over-crowded traffic will put the safety of the community at risk. Over-crowded cars parked on the road not only creates risk however, also disturbs the existing resident's amenity by blocking access to their own houses.

The design and layout of the 55 residential townhouses do not fit with that of the Wilkies Street, the broad McCauley Beach housing estate nor the adjacent Sandon Point housing estate. The huge bulk and scale of the townhouse style is in conflict with the current design of housing which displays diversity and choice, an important residential development consideration at McCauley Beach. To ensure adequate building standard and harmony of housing and the surrounding environment, the new development needs to apply the same building standard as that of the McCauley Beach and Sandon Point. The proposed 55 residential townhouses adversely impacts the current amenity for residents.

I implore NSW planning to ensure that the second stage of development be the community assets of the retirement village and aged care facilities prior to commencing any work on additional developments on this land. This land was granted special approval on the basis that community assets for aged care would be delivered to the community and this should be mandated as a priority above high profit developments like the townhouse proposal.

