

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

I strongly 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 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) be 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 existing area.

I object because public interest when purchasing into this residential community was that it was to be mainly occupied by residential dwellings which are predominantly detached – the changes to the concept plan and the addition of 55 connected townhouses in goes against public interest.

I object because:

- Anglicare has NOT provided any staging for the Tramway Creek bridge to create another north/south road for the northern Illawarra – and if approved there are no guarantees that this critical traffic infrastructure would be carried out.
- Anglicare has NOT provided an accurate assessment of the road network and vehicular connectivity, site coverage, character and scale.
- 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. It is my opinion that this is not factual and is just a convenient statement for Anglicare to make so that they can profit by building then selling off 55 townhouses. I object as this claim is completely unsubstantiated.

- Anglicare has NOT demonstrated that the revised development will be wholly
 contained within the approved footprint. The height of the buildings may have
 decreased however the addition of townhouse blocks type D & E are new
 developments not modifications and so are being built in areas which would
 have had minimal environmental impact in the original plans. Meaning the
 overall changes are in fact consuming larger floor space footprint than the
 original plans.
- 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 has NOT maintained perimeter roads around their proposed development (and has completely encroached on these perimeter roads due to providing no internal roads to cope with vehicular traffic in their proposed development). Anglicare has NOT provided appropriate buffer areas to riparian corridors.
- Anglicare has NOT adequately accommodated the revised built form and has in fact significantly deleted an important part of the original road network ie Cooksons Creek vehicle Bridge
- Anglicare does NOT maintain any permeability through the site and do not
 maintain any of the current safe linkages/connections to the beach because
 Anglicare's proposed changes include in excess of 12 driveways crossing
 Wilkies Walk along Wilkies Street, which is the current safe pedestrian/cycle
 way and east/west link to the beach. Anglicare's proposed boardwalk across
 Cooksons Creek, in fact, confirms that Wilkies Walk will not be a safe linkage
 to the beach. The boardwalk across Cooksons Creek will create and
 adversely impact further on flora, fauna and biodiversity
- 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 x 2 townhouses.
- Detached dwelling homes on land no less than 450 square metres would be more appropriate and better suited to the current street amenity.
- I object because Anglicare is reneging on the commitment to provide road egress and access to the Oceanview precent 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
- It has been 12 years since approval of the Anglicare 2006 concept plan.
 There is no recognition by Anglicare that the forest has grown significantly in the last 12 years, however each tree has grown significantly by height and width.
- I object to the building of Townhouse blocks A, B, C, D, E, F and G as they are proposed to be built too close to the heritage listed Turpentine Forest which requires a 20m APZ.
- I object to the Anglicare proposal to the replacement of Asset Protection Zones with defendable zones particularly because of the heritage listed remnant Turpentine Forest located on the Anglicare site.
- I object to the current proposed amendments, that all access to D and E townhouses to be via narrow Wilkies Street, this is just poor urban design.
- I object to Anglicare proposing only a 6m buffer zone. A two car garage is 6m wide. For a heritage listed site such as the remnant turpentine forest, clearly a 20m APZ buffer zone is the minimal requirement.
- I object to The Hilltop precinct that fronts on to narrow Wilkies Street because
 it is inappropriate for townhouse development as 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). These facilities are critical for good urban design when building high density developments as this proposal is.

 I object to 55 townhouses being built. Anglicare proposes 55 townhouses however, does not wish to provide the roads and infrastructure for their OWN development. Instead, they want to crowd the associated traffic from these into current inadequate infrastructure of narrow Wilkies Street and surrounding narrow streets of McCauley Beach Estate.

I implore NSW Planning to ensure that Anglicare build the Tramway Creek bridge prior to any construction at the Bulli site.

I also 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.

