


4th December, 2018,



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

I have been a resident of Thirroul for my whole life.

I have read Anglicare's proposed amendments to the 2006 Concept Plan and I object because the proposed amendments are detrimental to our community. Environment, safety, capacity and amenity are all detrimentally affected.

The proposed changes do not maintain any of the current safe linkages/connections to the beach because in excess of 12 driveways cross Wilkies Walk along Wilkies Street, which is the current safe pedestrian/cycle way and east/west link to the beach. Potential for vehicle, bicycle and pedestrian conflicts will be maximised and in fact this will increase risks to community safety

The proposed 55 townhouse development does not fit in with the current height, bulk and scale of the current McCauleys Beach housing estate which contains free standing homes.

The heritage listed Turpentine Forest and Aboriginal sites must be protected and preserved and the recommended 20 metre Asset Protection Zone must be retained. The proposed 55 townhouses intrude into the Turpentine Forest and Aboriginal sites due to the fact that Anglicare wish to reduce the 20 metre Asset Protection Zone to just 6 metres. The reduced buffer zone of 6 metres is nowhere near sufficient to protect residents from any possible bush fire and under scrubbing of the Turpentine Forest is not a viable option as this poses a threat to the heritage listed Forest.

The current narrow roads in McCauleys Beach housing estate, will be not able to safely cope with all the additional traffic from the proposed 55 townhouses because all traffic is to now flow into narrow Wilkies Street across Wilkies Walk. Due to the narrowness of Wilkies Street, resident's lives will be put at risk because no emergency vehicles will be able to access Wilkies Street when cars are parked either side.

I object to Type D and Type E townhouses that front narrow Wilkies Street. These developments D and E are new plans, not modifications. On the 2006 Concept Plan, there were no plans to have townhouses fronting narrow Wilkies Street, due to the 20m Asset Protection Zone encircling the heritage listed Turpentine Forest.

