

December 14, 2018

Submission on MP 06\_0094 "Modification to Concept Plan (Sandon Point Redevelopment)

Dear Department staff,

I would take this opportunity to submit my view on this Anglicare Development.

I against the development for the following reasons:

1. By insisting a buffer zone of 6 metres, less than 1/3 of the 20 metre Asset Protection Zone mandated by Planning for Bushfire Protection 2006, Anglicare plan will expose the townhouse residents to bushfire hazard, ignoring the fact that bush fire did happen in early summer in 2017 in the townhouse Blocks B, C site.
2. By clearing shrubby understory to eliminate bush fire risk, Anglicare will pose direct threat to the heritage listed Turpentine Forest.
3. Anglicare does not consider the location of the Keeping Place for aboriginal relics.
4. Anglicare has not demonstrated that the revised development plan will be wholly contained within the approved footprint, not encroach on the Turpentine Forest.
5. While proposing to build 110 townhouses, Anglicare does not provide internal roads to cope with vehicle traffic, nor appropriate buffer areas to riparian corridors.
6. Anglicare townhouses will crowd the already narrow 6.5 metre wide Wilkies Street. If two cars are parked opposite each other, Wilkies Street will be completely blocked; no emergency vehicles can access it in life threatening situations such as the 2017 bushfire.
7. Townhouses D and E will put 12 driveways across just 200 meters of Wilkies Walk, blocking the current safe pedestrian/cycle way to the beach that is frequent by the local communities at both east and west sides of the Princes Highway, creating massive risks to community safety.
8. There is no specific information in the submission to specify when Anglicare will deliver the essential vehicle connection between Wrexham Road and Point Street, and the Tramway Creek bridge to add a north/south road for the Northern Illawarra.
9. Anglicare has not provided any accurate assessment of the site coverage, character and scale, showing poor development capacity.
10. Anglicare has not demonstrated how the proposed 55 townhouse development fits with the current height, bulk and scale of the current McCauleys Beach housing estate which contains 180 free standing houses and only 6 adjoined duplexes.

Kind regards



Ping Yu

E-mail: [ping@uow.edu.au](mailto:ping@uow.edu.au)

Address: 21 Wilkies Street, Bulli NSW 2516