

Ping Yu
21 Wilkies Street, Bulli NSW 2516

June 24, 2019

Dear Department staff,

Re: Submission on MP 06_0094 MOD 5 for Sandon Point Residential Development Retirement Village Modification

Location: Lots 2 and 3 in DP 1176767, Sandon Point, NSW 2516

I would take this opportunity to request modification on this Anglicare Development proposal.

I request four modifications of the Plan:

1. Widen the Wilkies Street to allow a third car to drive through if two cars are parked at the opposite side of the street.
2. Enforce the 20 meter buffer zone to protect the heritage forest as approved in the 2006 concept plan.
3. Delete the three townhouses directly facing the Wilkies Street. They are marked with red cross as shown in the figure.
4. Delete the entrance road from Wilkies Street to the townhouse that is next to these townhouses to reduce the traffic pressure on Wilkies Street. Instead, provide the townhouses with the one-way loop road with entrance and exit only via Gerraghty Street for Precinct 3.



The following evidence supports my objection:

1. The narrow Wilkies Street cannot cope with a significant traffic load increase with its current 6.5 metre width. In addition to carry the traffic load to the Anglicare townhouses, Wilkies Street will also be the only path to the seven lots behind Panmills Road that is currently with Wollongong City Council for approval. Wilkies Street is also the only path to the beach that is frequent by the local communities at both east and west sides of the Princes Highway. All these will significantly increase the traffic load of this narrow 6.5 metre wide street, making it unsafe for local community. Therefore, it is essential to widen Wilkies Street to change its current status of local road for the residents in McCauley Beach Establishment to a main connection road. This is vital for the safety of the local community.
2. In Ethos Urban Proposed Amendments to Statement of Commitments dated 31.5.2019, Point 17, the provision of 20 metre setbacks from the forest for development. However, in Point 18, they 'will ensure that a 20 metre wide riparian corridor is incorporated on either side of the centreline of Cooksons Creek'. This surely is evidence that a perimeter of no less than 20 metres is imperative to protect the flora and fauna around Cooksons Creek and evidence that a 20 metre perimeter is imperative to protect the Heritage listed turpentine forest and to protect the flora and fauna which inhabit this Heritage listed remnant Turpentine forest.
3. The current map shows that the 6-meter buffer zone was just merely met by these three townhouses. Once Wilkies Street is widened, the depth from the edge of Wilkies Street to the Turpentine Forest will not be wide enough to build these townhouses that face the Wilkies Street. Therefore, they cannot be allowed to build.

Sincerely yours

Ping Yu