

25th June, 2019
James Gordon

**APPLICATION NO. MP 06 0094 MOD 5 –
LOTS 2 AND 3 IN DP 1176767, SANDON POINT, NSW**

Objections:

Wilkie Street

- The current one way road servicing Precinct 2, 2 B, breaches the protection zone of the heritage forest
- Due to the fact that Wilkie Street is so narrow and designed for the its residents, it will not cope with the traffic from the 51 townhouses plus the extra traffic from the development of land behind Panmills Drive. Pedestrians and cyclists safety is paramount and will only be guaranteed with a one-way loop road in Precinct 2 with entrance and exit only via the current main arterial road ie Gerraghty Street
- In addition, to preserve pedestrian and cyclist priority and safety, delete the 3 east/west townhouses facing Wilkie Street in Precinct 2 and design an internal east/west road to service the townhouses in Precinct 2 at the top of Wilkie Street and Precinct 3 at the bottom of Wilkie Street which will retain the current Wilkie Street with no street crossings or driveways.
- Regarding these townhouses, the only open yard space is in the front and this design detrimentally impacts the streetscape

51 townhouses

This is a substantially different development from the concept plan approved in 2006.

The size and bulk of these proposed townhouse style dwellings does not fit in with the Northern Illawarra suburbs of predominantly free standing homes or the streetscape of McCauleys Beach. This proposal will reduce amenity and safety, and extensively increase capacity and noise. This is not in the Public's interest

Heritage listed turpentine forest

The 2006 approved Concept Plan provided for a 20m buffer zone to protect the Heritage listed remnant Turpentine Forest.

Anglicare's current 6m buffer is insufficient to protect the Heritage forest and a 20m buffer needs to be reinstated as per the currently proposed 20m buffer either side of Cooksons Creek to protect flora and fauna (Proposed Amendments to Statement of Commitments d. 31.5.19 – Ethos Urban)

The remnant Turpentine Forest was listed as Heritage by the Office of Environment and Heritage and the heritage listing was gazetted on 11th August, 1993 : Since then, the forest would have grown significantly definitely requiring a 20m buffer. The forest was listed as Heritage because it has group, landscape and aesthetic value, scientific and natural value, rarity and representative value.

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