

Megan Boyatzis,

APPLICATION NO. MP 06_0094 MOD 5 –

LOTS 2 AND 3 IN DP 1176767, SANDON POINT, NSW

Please note my OBJECTIONS:

WILKIES STREET is a narrow street designed for the immediate residents which will not handle the traffic from the 51 townhouses plus the extra traffic from the development of land behind Panmills Drive – approval currently with Wollongong City Council. Pedestrians and cyclists safety is paramount and will be maintained if a one-way loop road in Precinct 2 with entrance and exit only via the current main arterial road ie Gerraghty Street is provided

The current one way road servicing Precinct 2, 2 B, breaches the protection zone of the heritage forest

To preserve pedestrian and cyclist priority and safety, delete the 3 east/west townhouses facing Wilkies Street in Precinct 2 and design an internal east/west road to service the townhouses in Precinct 2 at the top of Wikies Street and Precinct 3 at the bottom of Wilkies Street which will retain the current Wilkies Street with no street crossings or driveways. Re these townhouses, the only open yard space is in the front and this design detrimentally impacts the streetscape

51 TOWNHOUSES –

The size and bulk of these 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 curent 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.



Regards,
Megan Boyatzis