

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 and will not cope with the traffic from the 51 townhouses plus the extra traffic from the development of land behind Panmills Drive – approval currently with Wollongong City Council. The priority and safety of the many pedestrians and cyclists who use this east/west link to the beach is paramount

Provide one-way loop road in Precinct 2 with entrance and exit only via the current main arterial road ie Gerraghty Street

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

Delete the 3 east/west townhouses facing Wilkies Street in Precinct 2 and build 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. By retaining the current form of Wilkies Street with no street crossings or driveways, pedestrian and cyclist priority and safety will be preserved

The rear of these east/west design townhouses have no windows on the rear wall and the only open space is in the front yard 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 extensively increase noise. This proposal I believe, is in direct opposition to public interest

HERITAGE LISTED TURPENTINE FOREST - The 2006 approved Concept Plan provided for a 20m buffer zone to protect the Heritage listed remnant Turpentine Forest which is currently encircled by Anglicare's proposed 51 townhouses. 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 11<sup>th</sup> 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.

Grant Boyatzis

