

Petrina Nips

Dear Sir,

Objections regarding:-

**Application no. MP 06 0094 Mod 5 –  
Lots 2 and 3 in DP 1176767, SANDON POINT, NSW**

Tramway Creek Bridge

Approval should include construction of the bridge as stage one to complete the commitments of the original approval and construction vehicles will access site from the southern end

Heritage listed turpentine forest

The proposed one way road servicing Precinct 2, 2 B, breaches the proposed 6m protection zone of the heritage forest. The 2006 approved Concept Plan contained a 20m buffer zone to protect the Heritage listed remnant Turpentine Forest.

Anglicare's current 6m buffer is inadequate to protect the remnant Turpentine 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.

Wilkies Street

Due to the fact that Wilkies 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 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 safety of Wilkies Street with no new additional street crossings or driveways.

Regarding these 3 east/west 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

PN:po