

Silvio Falato

From: george boyatzis < >
Sent: Friday, 28 June 2019 5:25 PM
To: Silvio Falato
Subject: Application No. MP 06_0094 MOD 5 Lots 2 and 3 in DP 1176767, Sandon Point, NSW - Anglicare

Dear Silvio, Below is my objection, Please note to remove my address details when you upload to the NSW Planning website.
Thank you.

George Boyatzis

**Application No. MP 06_0094 MOD 5
Lots 2 and 3 in DP 1176767, Sandon Point, NSW**

OBJECTIONS :

51 Townhouses

- In my opinion, Anglicare's 51 private townhouse development represents a major high density development which does not blend in with the Northern Illawarra suburbs of predominantly free standing homes. This proposal impacts extremely detrimentally on the residents in the immediate and surrounding vicinity by extensively reducing amenity and safety, extensively reducing the aesthetics of this area, extensively increasing capacity and extensively increasing noise. 51 private townhouses can only be viewed to be in direct opposition to public interest
- The proposed design plan for Anglicare's housing estate does not allow for any declared open space. Designated open space is essential for good architectural design
- 51 Townhouses does not pay proper regard to immediate proximity to the unique Heritage listed Turpentine Forest
- The townhouses in Anglicare's housing development, must be reduced to ensure there are no adverse impacts on the Aboriginal archaeological site and Heritage Turpentine Forest

Wilkie Street

- Wilkie Street and all other such narrow feeder streets in McCauleys Beach, (excluding existing arterial roads of Geraghty and Brickworks) were designed by Stocklands to be 6.5m wide to cater only for the small number of residents who actually currently live in such streets. These narrow 6.5m wide streets were not designed to carry any additional vehicular traffic burden.
- Wilkie Street would need to be widened significantly to 16.4m wide ie the current width of the arterial roads of Geraghty Street and Brickworks Avenue, to be able to cope with the added traffic burden from Anglicare's 51 townhouse development and in addition, the added traffic burden

associated with the proposed development of 10 more townhouses behind Panmills Drive – this proposal is currently with Wollongong City Council.

- The proposed total townhouses in this small site would amount to **61**
- I believe that the lot size needs to be increased to reflect the acceptable minimum size for lots of this type in this region
- To ensure the safety of the townhouse residents in the event of a bush fire, there should be an increase back to the 20 metres approved in 2006, in the buffer zone around the Heritage Turpentine Forest
- An increase of the buffer zone surrounding the Heritage Forest, will also provide open space to the proposed development, which currently has no designated open space
- The 6.5m width of Wilkies Street will not safely support the additional traffic burden and will not ensure the priority and safety of the many pedestrians and cyclists who use this east/west link to the beach
- To reduce the traffic pressure on Wilkies Street, delete the 3 east/west townhouses facing Wilkies Street in Precinct 2 and build an internal east/west road with entry and exit on to the existing 16.4m wide arterial Gerraghy Street, to service the townhouses in Precinct 2 and in Precinct 3.
- The rear of these east/west design townhouses have no windows on the rear wall which encroaches on the 6m buffer zone of the Heritage forest. These dwellings are at risk in the event of a bush fire. The only open space is in the front yard and this design detrimentally impacts the streetscape and the aesthetics of the streetscape in this region
- The Townhouse development in Precinct 2 which backs Geraghty Street would be better suited to have all access via the existing 16.4m wide arterial road ie Geraghty Street. This is because this side of Geraghty Street is currently not in use and as such, the community has not developed safe, priority pedestrian and cyclist habits utilising this route.
- 'Wilkies Walk' (now a footpath on Wilkies Street) has been a community asset for many decades and must remain a priority for safe east/west beach and cycle path access for residents, pedestrians and cyclists.
- By retaining the existing form of narrow 6.5m wide Wilkies Street without any street crossings or driveways, the current pedestrian and cyclist priority and safety will be preserved. This would alleviate and settle the safety concerns of many residents, pedestrians and cyclists.
- The current one way road servicing Precinct 2, 2 B, actually encroaches on the 6m buffer zone adjacent to the Heritage listed Turpentine Forest and therefore breaches the protection zone

Bridge over Tramway Creek

It is essential that the construction of the bridge takes place prior to any construction on the site to alleviate traffic concerns through McCauley Beach Estate and to complete the commitments of the original 2006 approval

Heritage listed Turpentine Forest

- The natural environment of the Heritage Turpentine needs to remain undisturbed. The site is of special significance to the local Aboriginal community. The forest has particular importance to all people of NSW not just the people of Northern Illawarra. Its uniqueness lies in the combination of natural environment, cultural and aboriginal heritage values. In my opinion, the 6m buffer zone reduced from the original 2006 approved 20m protection zone, does not reflect the Heritage listing of the remnant Turpentine Forest and is in direct opposition to public interest.
- The 2006 approved Concept Plan provided for a 20m buffer zone to protect the Heritage listed remnant Turpentine Forest. The Forest is encircled by Anglicare's proposed 51 townhouses. Anglicare's proposal reduces this buffer zone to only 6 m. The 6m buffer is insufficient to protect the Heritage forest or the proposed adjoining dwellings re bushfire risk, and a 20m buffer needs to be reinstated as per the approved 2006 plan
- In Ethos Urban Proposed Amendments to Statement of Commitments dated 31.5.2019, point 17, the original provision of 20 metre setbacks from the forest for development has been deleted. 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 buffer zone of no less than 20 metres is imperative to protect the flora and fauna around Cooksons Creek and evidence that a 20 metre buffer zone is imperative to protect the Heritage listed turpentine forest.
- The importance of the Heritage listed turpentine forest is detailed as follows:-

The remnant Turpentine Forest was listed as Heritage by the Office of Environment and Heritage and this listing was gazetted on 11th August, 1993 : Logically, 26 years later, this Heritage listed forest would have grown significantly and 20m buffer is compulsory

The forest has significance because it has:-

- group, landscape and aesthetic value
- scientific and natural value
- the forest has rarity
- the forest has representative value

George Boyatzis
28.6.2019