



Thirroul Village Committee

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JULY 8, 2019

SUBMISSION ON MP 06_0094 MOD 5 MODIFICATION TO CONCEPT PLAN (SANDON POINT REDEVELOPMENT)

INTRODUCTION

I write as the Secretary of the Thirroul Village Committee (TVC). The TVC is a group of local residents who share a keen interest in the future of Thirroul and its surrounds. The Committee was formed in 1991 and has generally supported the development of the land between Thirroul and Bulli as the only viable outcome.

We have reviewed parts of the latest publication and would like to offer the following as a consensus view of the members of the Thirroul Village Committee (TVC) to the Department of Plannings response.

BUILDING TRAMWAY CREEK BRIDGE FIRST

You currently say that *"The Tramway Creek Bridge will be delivered as part of Stage 1A."*

This will ensure that the current residents of McCauley Beach Estate are subject to heavy earth moving and construction equipment passing through their residential streets. This increase the time to site for most contractors and thus reduce the cost to the environment of this development.

We believe that the construction of this link road should as a separate first step in this project before any other construction and clearly specified in any modification to Anglicare's 2006 Concept plan

HOUSING DENSITY

In our previous submission, we objected to the small average lot size of 179.74. You responded by saying that *"Lot sizes will be resolved in future detailed Development Applications."* Yet you state that you have given approval for the number of lots to be 51, down from 55 or around 8% decrease in the number of units.

This then appears to imply that you have accepted by default the lot sizes as shown in the Anglicare submission in Attachment A_171101_SK.01_C.PDF, where the average lot size per

residential dwelling is under 180 m² (57 units made up of 54 x 3 bedroom units and 3 x 2 bedroom units totalling 10,245m² equates to an average of 179.74 m²).

We know of no similar lot size in the centre of either Thirroul or Bulli. We believe a review of recent multi dwelling sites in the Bulli/Thirroul area approved by Wollongong city Council will show an average size above 250 m². Yet these new dwellings are on the edge of both towns. Facilities normally associated with such compact dwellings, such as public transport, shops, banks are a considerable distance away.

How can this be considered to be acceptable planning when the location of the town's highest density housing is verging on a unique beach reserve as far away from the centre of town as possible?

We believe the average lot size is well below the local standard acceptable for such a prime beach side location. Therefore we believe the minimum lot size needs to be increased to, at least, 30% average lot size increase with a corresponding 30% decrease in the number of town houses using the same space and not 8% as proposed.

We ask that you give these issues consideration during your second phase of evaluation of Anglicare's proposal.

Kind regards,



Murray Jones
Secretary
Thirroul Village Committee
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