

Regarding: MP 06_0094 MOD 5 - Sandon Point Residential and Retirement Village development

I object to the proposed development for the following reasons which have not been adequately addressed:

- Layout between application and appendix for roads do not correlate. Creates confusion.
- Restricted access for services, i.e. fire brigade, garbage and transport vehicles.
- Pedestrians, cyclists and vehicles will have increased exposure to incidents due to the following:
 - Considerable slope exists on the proposed road junction between the ocean view precinct and Wilkies street which will impede vision of drivers due to the crest leaving the ocean view precinct.
 - The sun will impede vision of north bound traffic leaving ocean view precinct due to angle of vehicles by the road contour leaving ocean view precinct.
 - Inadequate off street parking, with extra vehicle being parked on streets.
 - Wilkies street and feeder streets (Panmills st, Craven st, Wakefield st) are not wide enough support large vehicles parking either side of the street which block the roads preventing free flow of traffic. Medium vehicles need to be parked against the kerb to allow single lane traffic to pass.
 - Ocean view precinct proposed roads are not a perpendicular to the junction/intersection with Wilkies street which reduces visibility of driver.
 - Insufficient parking in the development to cope with visitors and residence vehicles.
 - Proposed access road between the ocean view precinct and Wilkies street at North East corner of development is congested with driveways, cycleway, development access and foot path all within close proximity. Which will be further affected by parked vehicles.
- The amended application still does not address traffic concerns raised. The latest Traffic surveys have been undertaken on Brickworks Avenue on a Friday which does not consider the cars being parked in Brickworks Ave by the public to use the Thomas Gibson park. During sports and training days access through Brickworks Avenue is single lane tidal flow due to cars being parked on both sides of the road.
- Development should feed vehicles through wider street away from Wilkies street and feed traffic directly into the development through Geraghty st.
- Access to northern and southern sides of the development should be from within the development by means of bridge. No dwellings should use Wilkies st to gain access to the development. Infrastructure does not support access through Wilkies st.
- Development does not conform to adjacent estate densities (Sandon Point and Macaulay's Beach).
- Main arterial roads at Thirroul & Bulli are already congested and a development of this size will increase traffic. My opinion is the main traffic congestion is on Friday and weekends which would increase with visitors to the proposed development.
- Aboriginal significant sites and turpentine forest have increased chance of being detrimentally impacted by development during all phases of building process due to proximity of development.