

Submissions	How dealt with in assessment / recommendation
<p>Anglicare (<b>Attachment A</b>)</p> <ol style="list-style-type: none"> <li>1. Correct applicant name to “Anglican”</li> <li>2. Include the 4m landscape buffer within the adjoining residential lots, so Council or applicant not burdened with maintenance</li> <li>3. Disagree with condition recommended by Dune, owner of Lot 101 (see below)</li> </ol>	<ol style="list-style-type: none"> <li>1. Agree, propose change to recommendation (<b>Attachment D</b>).</li> <li>2. Disagree, it is not unreasonable for Council or Anglicare to maintain this land given they will need to maintain other parcels of incidental open space on the site and they would have maintained a similar area of land under the existing concept approval layout.</li> <li>3. No change proposed (see below).</li> </ol>
<p>High Dune (<b>Attachment B</b>)</p> <ol style="list-style-type: none"> <li>1. Multiple submissions on behalf of the owner of Lot 101 (High Dune) have been received raising concern about the design of Wilkies Way impacting access to their site.</li> <li>2. Submission Dated 21 May 2020 requesting that Condition A5(c)(v) be amended to require Wilkies Walk to be constructed in the originally approved location.</li> <li>3. Submission Dated 28 May raising concerns about the Department’s recommendation that the alignment of road closest to the Aboriginal Archaeological site be reconsidered, and the impacts this may have on access to their site.</li> </ol>	<ol style="list-style-type: none"> <li>1. The Department’s assessment (<b>section 6.7</b>) considers the concerns raised by the owner of Lot 101. Noting the proposal is a concept application, Condition A5(c)(v) is recommended to ensure that the final design of the road layout and pathways be amended as necessary to enable appropriate access to adjoining sites.</li> <li>2. The detailed design was approved as part of the project approval on Stockland lands (MP 07_0032) and Council approved the Construction Certificate for works. It is therefore inappropriate to impose conditions as part of the Concept Plan for the Anglicare Land.</li> <li>3. The approval is concept only and the detailed design of the road layout and pathways, taking into consideration the Aboriginal Archaeological site and access to Lot 101 will be determined as part of future Development Applications.</li> </ol>
<p>40 public submissions, including one from the Thirroul Village Committee (<b>Attachment C</b>), raising the following concerns:</p> <ol style="list-style-type: none"> <li>1. Proposed townhouses out of character with surroundings</li> <li>2. Traffic and parking impacts on Wilkies Street</li> <li>3. Traffic impacts on wider road network</li> </ol>	<p>The Department notes that these concerns are consistent with concerns raised during the exhibition, and the public submissions do not raise any new issues:</p> <ol style="list-style-type: none"> <li>1. <b>Section 6.1</b> notes the overall scale of the development is consistent with the concept approval and better integrates with the scale of buildings adjoining to the north.</li> <li>2. <b>Section 6.2</b> notes that any additional traffic movements on Wilkies Street is minor and will not result in any adverse impacts on the surrounding roads.</li> <li>3. <b>Section 6.2</b> considers that the increase in traffic from the new residential dwellings is minor, being a maximum of 10 additional</li> </ol>

<ol style="list-style-type: none"> <li>4. Concerns about additional road access roads to Wilkies Street</li> <li>5. Landscaped strip along Wilkies Street should be maintained to mitigate visual impacts</li> <li>6. Biodiversity impacts associated with reduction of the 20m APZ to a 6m defendable zone surrounding the Turpentine Forest</li> <li>7. Bushfire impacts associated with reduction in APZ to Turpentine Forest</li> <li>8. Reduction in number of aged care beds</li> <li>9. Three lots in Precinct 3 should be deleted rather than relocated</li> <li>10. North-south Link road (including bridge over Tramway Creek) should be constructed before development commences or Stage 1</li> </ol> <p>Note: two submissions supported the recommendation to require a 4m wide landscaped strip along Wilkies Street.</p>	<p>trips in the am peak (or 1 trip every 6 to 7 minutes).</p> <ol style="list-style-type: none"> <li>4. <b>Section 6.2</b> notes the number of access roads to Wilkies Street (3) is consistent with the approved design.</li> <li>5. <b>Section 6.1</b> notes that a 4m wide landscaped buffer is required along the Wilkies Street and this is to be maintained by Council or the Applicant.</li> <li>6. <b>Section 6.3</b> notes the 20m wide APZ was required as part of the original concept approval to address potential bushfire impacts, but was not required to serve any additional functions, such as creation of a buffer zone to protect the Turpentine Forest from the impacts of the surrounding development.</li> <li>7. <b>Section 6.7</b> notes that the land is not identified as bushfire prone and therefore there is no statutory requirement for assessment of bushfire matters or provision of an APZ.</li> <li>8. <b>Section 6.7</b> notes that allowing flexibility for either residential or aged care use on the site enables the Proponent to respond to market demand consistent with key directions of the Illawarra Shoalhaven Regional Plan.</li> <li>9. <b>Section 6.1</b> notes that 3 lots adjoining Wilkies Street (Precinct 2) are recommended to be deleted and could be provided elsewhere within Precinct 3. The detailed design of Precinct 3 is subject to future Development Application's and all lots would be consistent with Council's DCP.</li> <li>10. <b>Section 6.2</b> notes that the timing of delivery for the bridge is consistent with the original approval, and the proposal does not result in any changes that would warrant amendments this timing.</li> </ol>
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Noted 1 June 2020     Marcus Ray



